



# 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 2025-01: Aisin Industries Res. 21-10

### Summary:

1. On March 1, 2021, the Franklin Common Council passed Resolution No. 2021-10 approving a 5-year tax abatement on \$710,000 in personal property with a 5% Economic Development Fee, for Aisin Industries located at 187 Bartram Parkway.

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

	Estimated on SB-1	Actual in 2024	Difference
Employees Retained	49	49	0
Salaries	\$1,793,792	\$2,191,280	+\$397,488
New Employees	20	25	+5
Salaries	\$624,000	\$1,118,000	+\$494,000
Total Employees	69	74	+5
Total Salaries	\$2,417,792	\$3,309,280	+\$891,488
Average Hourly Salaries	\$16.84	\$21.50	+\$4.66
Personal Property Improvements	\$710,000	\$790,000	+\$80,000

3. Aisin had stated on their SB-1 form that construction would begin in 2021. The company did start construction on the expansion which was completed in 2022. The investment in equipment exceeded the estimate by \$80,000.

4. The company exceeded in hiring the number of employees and increased wages.

5. The personal property tax abatement is scheduled to expire in tax year 2027 payable in 2028. The final compliance review will take place in 2027.

**Staff Recommendation:** Approval

Aisin World Corp of America, Franklin Logistics Center  
187 Bartram Parkway,  
Franklin, IN 46131

February 27, 2025

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

Re: Tax Abatement Compliance for Aisin World Corp of America, Franklin Logistics Center

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 Aisin World Corp of America in 2021 under Franklin Common Council Resolution No. 21-10.

As can be seen from reviewing the enclosed documents, our company has been highly successful in (1) making all of the capital investments that had been projected for the past year, and (2) creating the full complement of jobs that had been proposed in the Statement of Benefits (Form SB-1) which was approved through resolution 21-10

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

Sincerely,

*Randall A DeChant*

Randall A DeChant, Senior Manager  
Aisin World Corp of America  
Franklin Logistics Center

Enclosures



**COMPLIANCE WITH STATEMENT OF BENEFITS  
PERSONAL PROPERTY**

State Form 51765 (R4 / 11-16)  
Prescribed by the Department of Local Government Finance

**FORM CF-1 / PP**

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

- 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 of each year, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between 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 (CF-1).

SECTION 1 TAXPAYER INFORMATION								
Name of taxpayer <b>Aisin World Corp of America</b>						County <b>Johnson</b>		
Address of taxpayer (number and street, city, state, and ZIP code) <b>15300 Centennial Drive, Northville MI 48168</b>						DLGF taxing district number		
Name of contact person <b>Randall A DeChant</b>						Telephone number <b>( 812 ) 216-5512</b>		
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY								
Name of designating body <b>City of Franklin Common Council</b>				Resolution number <b>21-10</b>		Estimated start date (month, day, year) <b>December 2024</b>		
Location of property <b>Franklin Logistics Center, 187 Bartram Parkway, Franklin IN 46131</b>						Actual start date (month, day, year) <b>December 2024</b>		
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired. <b>Logistics Automation and Warehouse Management System Adding Repack and Pass Trough Production Lines Conveyor systems and automated fork lifts</b>						Estimated completion date (month, day, year) <b>December 2025</b>		
						Actual completion date (month, day, year)		
SECTION 3 EMPLOYEES AND SALARIES								
EMPLOYEES AND SALARIES						AS ESTIMATED ON SB-1	ACTUAL	
Current number of employees						65	74	
Salaries						21.50	21.50	
Number of employees retained						65	65	
Salaries						21.50	21.50	
Number of additional employees						19	9	
Salaries						17.00	17.00	
SECTION 4 COST AND VALUES								
AS ESTIMATED ON SB-1	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project	0.00	0.00	0.00	0.00	4,500,000.00		250,000.00	
Plus: Values of proposed project	0.00	0.00	0.00	0.00	2,500,000.00		200,000.00	
Less: Values of any property being replaced	0.00	0.00	0.00	0.00	0.00		50,000.00	
Net values upon completion of project	0.00	0.00	0.00	0.00	7,000,000.00		400,000.00	
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project	0.00	0.00	0.00	0.00	5,200,000.00		250,000.00	
Plus: Values of proposed project	0.00	0.00	0.00	0.00	2,500,000.00		200,000.00	
Less: Values of any property being replaced	0.00	0.00	0.00	0.00	0.00		50,000.00	
Net values upon completion of project	0.00	0.00	0.00	0.00	7,700,000.00		400,000.00	
<b>NOTE:</b> 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>Randall A DeChant</i>				Title <b>Sr. Manager</b>		Date signed (month, day, year) <b>02/27/2025</b>		

**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 6-1.1-12.1-5.9)**

1. This page does not apply to a Statement of Benefits filed before July 1, 1991; that deduction may not be terminated for a failure to comply with the Statement of Benefits.
2. Within 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.
3. 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. If a notice is mailed to a property owner, a copy of the written notice will be sent to the County Assessor and the County Auditor.
4. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable effort to substantially comply with the Statement of Benefits and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
5. If the designating body determines that the property owner has **NOT** made reasonable effort to comply, then the designating body shall adopt a resolution terminating the deduction. 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:			
<input type="checkbox"/> the property owner <b>IS</b> in substantial compliance <input type="checkbox"/> the property owner <b>IS NOT</b> in substantial compliance <input type="checkbox"/> 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.			
Time of hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of hearing (month, day, year)	Location of hearing
<b>HEARING RESULTS (to be completed after the hearing)</b>			
<input type="checkbox"/> Approved		<input type="checkbox"/> 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	
<b>APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]</b>			
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 clerk of 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.			

Aisin World Corp of America  
 187 Bartram Parkway  
 Franklin IN 46106

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

Actual Number of Employees as of 12/31/24	Proposed Total Number of Employees by 12/31/24 (From SB-1)	Actual Number of Employees Added During Year (by Quarter)	Actual Number of Employees Added 3/31/24	Actual Number of Employees Added 6/30/24	Actual Number of Employees Added 9/30/24	Actual Number of Employees Added 12/31/24	Actual Total Number of Employees as of 12/31/24	Difference Between Actual and Proposed Number of Employees
65	74	65	3	4	2	74	0	