



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 2025-55: Sunbeam FTP LLC Res. 23-05

Summary:

1. On March 6th, 2023 the Franklin Common Council passed Resolution No. 2023-05, approving a 10-year tax abatement on real property for Sunbeam FTP LLC, located at Lot 1 of I65 South Commerce Park, Jim Black Road.
2. Actual and estimated benefits, as projected for 2024:

	Estimated on SB-1	Actual in 2024	Difference
Total Employees	0	0	0
Salaries	\$0	\$0	\$0
Average Hourly Salaries	\$0.00	\$0.00	\$0.00
Real Property Improvements	\$78,000,000	\$76,118,384	\$-1,881,616

3. The company has done substantial completion of the building and is beginning to market the facility. The building has not yet been assessed. It is 90% complete.
4. There are no employment numbers attached to this abatement as it is a speculative building.
5. The real property tax abatement is scheduled to expire in tax year 2033 payable in 2034. The final compliance review will take place in 2033.

Staff Recommendation: Approval

GEESLIN AND ASSOCIATES, P.C.

127 W. MAIN STREET, SUITE 302

LEBANON, INDIANA 46052-0627

TELEPHONE (765) 482-1330

E-MAIL: jgeeslinjr@aol.com

JOSEPH D. GEESLIN, JR.

ATTORNEY AT LAW



City of Franklin

Community Development Dept.
70 E. Monroe St.
Franklin, IN 46131

February 18, 2025

Ms. Dana Monson
Community Development Specialist
Franklin Development Corporation
70 E. Monroe Street, 3rd Floor
Franklin, IN 46131

Re: Sunbeam Development Corporation – Parcel No. 41-07-17-021-006.000-018
Resolution Number 2023-05

Dear Ms. Monson:

On behalf of our client please find attached a letter of statement of compliance and completed Form CF-1 for tax year 2025 pay 2026 reflecting full compliance on the above referenced project. Also is a copy of the Resolution and Form SB-1, Statement of Benefits.

Please be advised that the parcel number referenced above is the 216.91 acre tract from which the 81.001 acre tract for Lot 1, I-65 South Commerce Park will be split. Additionally, a Notice of Assessment for this new facility has not been issued. Once Notice of Assessment is received we will file the Form 322/RE, Application for Abatement and an amended Form CF-1.

Should you have any questions please feel free to contact Jamie Christman or our office.

Sincerely,

William H. Price
Paralegal for Geeslin & Associates P.C.
Attorney for Sunbeam Development Corporation

WHP:llj

Enclosures



February 17, 2025

City of Franklin
Attn: Dana Monson
Community Development Specialist
70 East Monroe Street
Franklin, IN 46131

Re: Resolution No. 2020-10 – Tax Abatement Compliance for Sunbeam Development

Dear Ms. Monson:

Enclosed please find Form CF-1/RE (Compliance with Statement of Benefits) regarding compliance with the real property tax abatement which was granted to Sunbeam Development in 2020 under Franklin Common Council Resolution Number 2020-10

The above resolution was granted for the construction of a modern bulk warehouse facility of 519,699 square feet for an estimated value of \$17,000,000. In the Spring of 2020, Sunbeam broke ground for the construction of a 519,699 square foot warehouse facility. The following is a breakdown by quarter of capital investments for the building:

2020 2 nd Quarter	\$1,504,200
2020 3 rd Quarter	\$9,797,673
2020 4 th Quarter	\$6,366,570
2023 2 nd Quarter	<u>\$5,197,280</u>
	\$22,865,723

As previously reported the shell structure was completed in December 2020. We were successful in securing Amazon as a Tenant. As part of the lease negotiation it was necessary for Sunbeam to purchase an additional 15.9 acres from the adjacent property owner, Ivy Tech, on October 12, 2021 for \$1,500,000 for additional parking and retention ponds. Amazon has completed their construction and is now is operating in the warehouse. Sunbeam made the additional capital investment of approximately \$5,197,280 for reimbursement of build-out cost allowance in March of 2023. Sunbeam's capital investment upon completion is in excess of \$24,300,000 having a current assessed value of \$22,208,700.

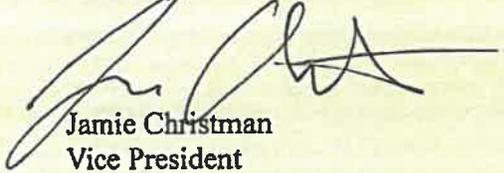
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City of Franklin

Attached with this letter is a copy of a completed CF-1/Real Property for 2025 pay 2026 reflecting the updated investment value as stated.

Based on the foregoing information, Sunbeam Development Corporation is in full compliance with the investment requirements proposed on the original SB-1/Real Property.

Upon review of the enclosures should you have any questions, please feel free to contact me.

Sincerely



Jamie Christman
Vice President

JC:llj

Enclosures



**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 SUNBEAM DEVELOPMENT CORPORATION		County JOHNSON
Address of taxpayer (number and street, city, state, and ZIP code) 1401 79TH STREET CAUSEWAY, NORTH BAY VILLAGE, FL 33141		DLGF taxing district number 018
Name of contact person JAMIE CHRISTMAN	11800 EXIT FIVE PARKWAY, SUITE 100, FISHERS, IN 46037	Telephone number (317) 842-1166

SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY

Name of designating body CITY OF FRANKLIN, IN BY ITS COMMON COUNCIL	Resolution number 2020-10	Estimated start date (month, day, year) 6/2020
Location of property 120 JIM BLACK ROAD, FRANKLIN, IN 46037		Actual start date (month, day, year) 8/1/2020
Description of real property improvements CONSTRUCTION OF 519,699 SQ. FT. BULK WAREHOUSE/DISTRIBUTION FACILITY BUILT ON A SPECULATIVE BASIS BY SUNBEAM DEVELOPMENT CORPORATION PARCEL NO. 41-07-18-041-002.000-018		Estimated completion date (month, day, year) 06/2021
		Actual completion date (month, day, year)

SECTION 3 EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current number of employees	0	0
Salaries	0	0
Number of employees retained	0	0
Salaries	0	0
Number of additional employees	0	0
Salaries	0	0

SECTION 4 COST AND VALUES

COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values before project	0	
Plus: Values of proposed project	\$17,000,000	
Less: Values of any property being replaced		
Net values upon completion of project	\$17,000,000	
ACTUAL	COST	ASSESSED VALUE
Values before project	0	
Plus: Values of proposed project		
Less: Values of any property being replaced		
Net values upon completion of project	\$24,365,723	\$22,208,700

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 VICE PRESIDENT	Date signed (month, day, year) 2/17/25
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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:			
<input type="checkbox"/> the property owner IS in substantial compliance <input type="checkbox"/> the property owner IS NOT 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. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of hearing (month, day, year)	Location of hearing
HEARING RESULTS (to be completed after the hearing)			
<input type="checkbox"/> Approved		<input type="checkbox"/> Denied (see instruction 4 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.			