



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 2025-51: Shelby Gravel (Res. 20-17 and Res. 20-18)

Summary:

1. On November 16th, 2020, the Franklin Common Council passed Resolution No. 2020-17 and Resolution 202-18, approving a 10-year tax abatement on \$2,400,000 in real property with a 2% Economic Development Fee and a 6-year tax abatement on \$6,470,000 in personal property with a 5% Economic Development Fee, for Shelby Gravel located at Commerce Drive and Graham Road.

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

	Estimated on SB-1	Actual in 2024	Difference
Employees Retained	21	21	0
Salaries	\$1,048,320	\$1,863,183	\$814,863
New Employees	3	2	-1
Salaries	\$149,760	\$177,446	\$27,686
Total Employees	24	23	1
Total Salaries	\$1,198,080	\$2,040,629	\$842,549
Average Hourly Salaries	\$24.00	\$42.66	\$18.66
Real Property Improvements	\$2,400,000	\$3,022,610	\$622,610
Personal Property Improvements	\$6,470,000	\$7,701,163	\$1,231,163

3. Shelby Gravel had stated on their SB-1 form that construction would begin in 2021. The facility was completed in 2022. In 2022 they were down 1 one employee. In 2023 they were up by one with wages well above the estimate. In 2024 they were down by 1 employee but substantially higher wages.

4. Investment was completed in 2022 and they are above their investment for real property by \$622,610 and personal property by \$1,231,163

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

6. 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



February 5, 2025

Mrs. Dana Monson, Community Development Specialist
Department of Community Development
70 East Monroe Street
Franklin, IN 46131

Shelby Materials
157 East Rampart Rd.
P.O. Box 242
Shelbyville, IN 46176
317-398-4485
317-398-2727 FAX

Re: Tax Abatement Compliance for Shelby Gravel, Inc.

Dear Mrs. Monson:

Enclosed please find the form CF-1 (Compliance with Statement of Benefits) regarding compliance with real and personal property tax abatements which were granted to Shelby Gravel, Inc. in 2020 under Franklin Common Council Resolutions Numbers 20-17 and 20-18.

As can be seen from reviewing the documents attached, our company has completed the building of the ready-mix concrete plant and the adjacent office and garage. Overall Shelby Materials invested almost 8 million dollars in personal property along with almost 3 million dollars in real property improvements. Our ability to provide ready mix concrete to the Franklin and Johnson County markets has been greatly improved since the addition of our new facility in 2022 with 2023 being our busiest year ever in that market.

Throughout the course of the year our workforce number changes. We had 23 employees who were consistent throughout the entire year with their gross wages averaging \$88,723. We also had 4 additional employees who were either part time or only employed for small times during the year where the employment didn't work out. Their **combined** gross wages totaled \$74,722. Typically we ramp up our hiring in early spring and hope to add several employees to the Franklin location.

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

Sincerely,

Aaron Haehl
Chief Financial Officer
Shelby Gravel, Inc. dba Shelby Materials

Concrete	
▪ Franklin	317-738-3445
▪ Shelbyville	317-398-4485
▪ Rushville	765-932-3292
▪ Columbus	812-372-5553
▪ Seymour	812-522-6221
▪ Nashville	812-988-6206
▪ Indianapolis	317-782-3200
▪ Brownsburg	317-216-7555
▪ Westfield	317-804-8100
▪ Pendleton	317-827-0090

Aggregates	
▪ Edinburg	812-526-2731
▪ Franklin	812-526-2731
▪ Shelbyville	765-763-7670
▪ Rushville	765-763-7670

Trucking	
▪ 317-398-4485	



**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

2025 Pay 2026

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 Shelby Gravel, inc doing business as Shelby Materials		County Johnson
Address of Taxpayer (number and street, city, state, and ZIP code) PO Box 280, Shelbyville, IN 46176		DLGF Taxing District Number
Name of Contact Person Aaron Haehl	Telephone Number (317) 392-5502	Email Address ahaehl@shelbymaterials.com
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of Designating Body City of Franklin Common Council	Resolution Number 20-18	Estimated State Date (month, day, year) 3/1/2021
Location of Property 1961 N. Graham Road, Frankin, IN 46131		Actual Start Date (month, day, year) 3/1/2021
Description of new manufacturing equipment, new research and development equipment, new information technology equipment, or new logistical distribution equipment to be acquired. This projected consisted of building an office with connected garage and storage		Estimated Completion Date (month, day, year) 12/1/2021
		Actual Completion Date (month, day, year) 2/28/2022

SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	21	23
Salaries	55,000	88,723
Number of Employees Retained	21	23
Salaries	55,000	88,723
Number of Additional Employees	3	2
Salaries	55,000	88,723

SECTION 4 COST AND VALUES								
AS ESTIMATED ON SB-1	MANUFACTURING EQUIPMENT		RESEARCH & DEVELOPMENT EQUIPMENT		LOGISTICAL DISTRIBUTION EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project	\$	\$	\$	\$	\$	\$	\$	\$
Plus: Values of Proposed Project	\$ 6,400,000	\$	\$	\$	\$	\$	\$ 50,000	\$
Less: Values of Any Property Being Replaced	\$	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$ 6,400,000	\$	\$	\$	\$	\$	\$ 50,000	\$
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project	\$	\$	\$	\$	\$	\$	\$	\$
Plus: Values of Proposed Project	\$ 7,701,163	\$	\$	\$	\$	\$	\$ 53,925	\$
Less: Values of Any Property Being Replaced	\$	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$ 7,701,163	\$	\$	\$	\$	\$	\$ 53,925	\$

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>Aaron Haehl</i>	Title <i>Chief Financial Officer</i>	Date Signed (month, day, year) <i>2-5-2025</i>

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)

INSTRUCTIONS (IC 6-1-1-12.1-5.9)

1. 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
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, including 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.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made a 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.
4. If the designating body determines that the property owner has **NOT** made a reasonable effort to comply, 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 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.			
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 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 clerk 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.	



Attachment to form CF-1

Comments Concerning Investment, Job Creation and Retention Schedules

Shelby Materials continues to want to add employees. Our stated goal was 24 employees total from our starting point of 21. Currently we have added a net 2 employees for a total of 23 but we anticipate adding several more employees in the spring to reach or surpass our goal of 24.

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