



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 2025-42: Patch Development 21-11

Summary:

1. On February 17th, 2021, the Franklin Common Council passed Resolution No. 2021-11, approving a 10-year tax abatement on \$3,800,000 in real property, for the Patch Development building located at 40 Linville Way. This building is leased to G & H Wire.

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	\$3,800,000	\$4,000,000	+\$200,000

3. City of Franklin RDC partnered with Linville Farms and Runnebohm Construction to build the shell building. This shell was completed in 2019 and the property was sold to Patch Development in 2021. The building was leased to G & H Wire and this investment was their buildout.

4. The real property investment is \$3,800,000. The company is above this estimate.

5. The real property tax abatement is scheduled to expire in tax year 2032 payable in 2033. The final compliance review will take place in 2032.

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 circular stamp.

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

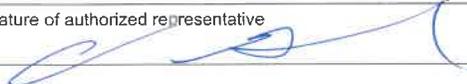
FORM CF-1 / Real Property

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 21-11	Estimated start date (month, day, year) March 1, 2021	
Location of property 40 Linville Way, Franklin, IN			Actual start date (month, day, year) May 3, 2021
Description of real property improvements Paving, landscaping, fire suppression, HVAC/electrical, build out of office space (1,000 square feet)			Estimated completion date (month, day, year) December 31, 2021
			Actual completion date (month, day, year) December 17, 2021
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			
Plus: Values of proposed project			
Less: Values of any property being replaced		\$3,800,000	
Net values upon completion of project			
ACTUAL		COST	ASSESSED VALUE
Values before project			
Plus: Values of proposed project		\$4,000,000	
Less: Values of any property being replaced			
Net values upon completion of project			
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) 2/25/25	

**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)
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Attested by:	Designating body
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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
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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)
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Attested by:	Designating body
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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.



APPLICATION FOR DEDUCTION FROM ASSESSED VALUATION OF STRUCTURES IN ECONOMIC REVITALIZATION AREAS (ERA)

State Form 18379 (R14 / 6-16)

Prescribed by the Department of Local Government Finance

20 25 PAY 20 26

FORM 322 / RE

INSTRUCTIONS:

- This form is to be filed in person or by mail with the County Auditor of the county in which the property is located.
- To obtain this deduction, a Form 322 / RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation (or new assessment) is made, or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. If the property owner misses the May 10 deadline in the initial year of assessment, he can apply between January 1 and May 10 of a subsequent year for the remainder of the abatement term. (See also IC 6-1.1-12.1-11.3 concerning the failure to file a timely application.)
- A copy of the Form 11, the approved Form SB-1 / Real Property, the resolution adopted by the designating body, and the Form CF-1 / Real Property must be attached to this application.
- The Form CF-1 / Real Property must be updated annually and provided to the County Auditor and the designating body for each assessment year in which the deduction is applicable.
- Please see IC 6-1.1-12.1 for further instructions.
- Taxpayer completes Sections I, II and III below.
- If property located in an economic revitalization area is also located in an allocation area as defined in IC 36-7-14-39 or IC 36-7-15.1-26, an application for the property tax deduction may not be approved unless the Commission that designated the allocation area adopts a resolution approving the application (IC 6-1.1-12.1-2(k)).
- Except for deductions related to redevelopment or rehabilitation of real property in a county containing a consolidated city, a deduction for the redevelopment or rehabilitation of real property may not be approved for the following facilities (IC 6-1.1-12.1-3):
 - Private or commercial golf course
 - Country club
 - Massage parlor
 - Tennis club
 - Skating facility, including roller skating, skateboarding or ice skating
 - Racquet sport facility (including handball or racquet ball court)
 - Hot tub facility
 - Suntan facility
 - Racetrack
 - Any facility, the primary purpose of which is (a) retail food and beverage service; (b) automobile sales or service; or (c) other retail; (unless the facility is located in an economic development-target area established under IC 6-1.1-12.1-7).
 - Residential, unless the facility is a multi-family facility that contains at least 20% of the units available for use by low and moderate income individuals, or unless the facility is located in an economic development target area established under IC 6-1.1-12.1-7, or the area is designated as a residentially distressed area which is required to meet conditions as cited in IC 6-1.1-12.1-2(c)(1 & 2).
 - Package liquor store [see IC 6-1.1-12.1-3(e)(12)]

SECTION I - DESCRIPTION OF PROPERTY

The owner hereby applies to the County Auditor for a deduction pursuant to IC 6-1.1-12.1-5 beginning with the assessment date January 1, 20 25

County Johnson	Township Franklin	DLGF taxing district number 009	Key number
Name of owner Patch Linville Way LLC		Legal description from Form 11 Linville Business Park Lot 1	
Property address (number and street, city, state, and ZIP code) 40 Linville Way, Franklin, IN 46131			Date of Form 11 (month, day, year) 02/25/2025
Type of structure Industrial Building			Use of structure Industrial
Governing body that approved ERA designation City of Franklin Common Council		Date ERA designation approved (month, day, year) 7/21/2021	Resolution number 17-10, 21-11

SECTION II - VERIFICATION OF OWNER OR REPRESENTATIVE

Signature of owner or representative (I hereby verify that the representations on this application are true.)		Date signed (month, day, year) 2/25/2025
Printed name of owner or representative Andrew Greenwood	Address (number and street, city, state, and ZIP code) 6950 E 96th Street, Suite 200, Fishers, IN, 46038	

SECTION III - STRUCTURES

AUDITOR'S USE

A. Rehabilitation structure	1. Assessed valuation AFTER rehabilitation	\$	0.00
	2. Assessed valuation BEFORE rehabilitation	\$	0.00
	3. Difference in assessed valuation (Line 1 minus Line 2)	\$	0.00
	4. Assessed valuation eligible for deduction (for the increase in AV from the rehabilitation, not including the increase in AV from the reassessment of the entire structure)	\$	0.00
B. New structure	1. Assessed valuation	\$	3,365,500.00
	2. Assessed valuation eligible for deduction	\$	3,365,500.00

SECTION IV - VERIFICATION OF ASSESSING OFFICIAL

I verify that the above described structure was assessed and the owner was notified on _____, with the effective date of the assessment being January 1, 20 _____, and that the assessed valuations in Section III are correct.

Signature of assessing official	Printed name of assessing official	Date (month, day, year)
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SECTION V - FOR AREAS EXCEPT FOR A RESIDENTIALLY DISTRESSED AREA WHERE THE STATEMENT OF BENEFITS WAS APPROVED BEFORE JULY 1, 2013 - DEDUCTION SCHEDULE PER IC 6-1.1-12.1-17

YEAR OF DEDUCTION / ASSESSED VALUE / PERCENTAGE / DEDUCTION*

(1) For deductions allowed over a one (1) year period:

1 20__ pay 20__ \$ _____ 100% * ____% \$ _____

(2) For deductions allowed over a two (2) year period:

1 20__ pay 20__ \$ _____ 100% * ____% \$ _____

2 20__ pay 20__ \$ _____ 50% * ____% \$ _____

(3) For deductions allowed over a three (3) year period:

1 20__ pay 20__ \$ _____ 100% * ____% \$ _____

2 20__ pay 20__ \$ _____ 66% * ____% \$ _____

3 20__ pay 20__ \$ _____ 33% * ____% \$ _____

(4) For deductions allowed over a four (4) year period:

1 20__ pay 20__ \$ _____ 100% * ____% \$ _____

2 20__ pay 20__ \$ _____ 75% * ____% \$ _____

3 20__ pay 20__ \$ _____ 50% * ____% \$ _____

4 20__ pay 20__ \$ _____ 25% * ____% \$ _____

(5) For deductions allowed over a five (5) year period:

1 20__ pay 20__ \$ _____ 100% * ____% \$ _____

2 20__ pay 20__ \$ _____ 80% * ____% \$ _____

3 20__ pay 20__ \$ _____ 60% * ____% \$ _____

4 20__ pay 20__ \$ _____ 40% * ____% \$ _____

5 20__ pay 20__ \$ _____ 20% * ____% \$ _____

(6) For deductions allowed over a six (6) year period:

1 20__ pay 20__ \$ _____ 100% * ____% \$ _____

2 20__ pay 20__ \$ _____ 85% * ____% \$ _____

3 20__ pay 20__ \$ _____ 66% * ____% \$ _____

4 20__ pay 20__ \$ _____ 50% * ____% \$ _____

5 20__ pay 20__ \$ _____ 34% * ____% \$ _____

6 20__ pay 20__ \$ _____ 17% * ____% \$ _____

(7) For deductions allowed over a seven (7) year period:

1 20__ pay 20__ \$ _____ 100% * ____% \$ _____

2 20__ pay 20__ \$ _____ 85% * ____% \$ _____

3 20__ pay 20__ \$ _____ 71% * ____% \$ _____

4 20__ pay 20__ \$ _____ 57% * ____% \$ _____

5 20__ pay 20__ \$ _____ 43% * ____% \$ _____

6 20__ pay 20__ \$ _____ 29% * ____% \$ _____

7 20__ pay 20__ \$ _____ 14% * ____% \$ _____

YEAR OF DEDUCTION / ASSESSED VALUE / PERCENTAGE / DEDUCTION**

(8) For deductions allowed over a eight (8) year period:

1 20__ pay 20__ \$ _____ 100% * ____% \$ _____

2 20__ pay 20__ \$ _____ 88% * ____% \$ _____

3 20__ pay 20__ \$ _____ 75% * ____% \$ _____

4 20__ pay 20__ \$ _____ 63% * ____% \$ _____

5 20__ pay 20__ \$ _____ 50% * ____% \$ _____

6 20__ pay 20__ \$ _____ 38% * ____% \$ _____

7 20__ pay 20__ \$ _____ 25% * ____% \$ _____

8 20__ pay 20__ \$ _____ 13% * ____% \$ _____

(9) For deductions allowed over a nine (9) year period:

1 20__ pay 20__ \$ _____ 100% * ____% \$ _____

2 20__ pay 20__ \$ _____ 88% * ____% \$ _____

3 20__ pay 20__ \$ _____ 77% * ____% \$ _____

4 20__ pay 20__ \$ _____ 66% * ____% \$ _____

5 20__ pay 20__ \$ _____ 55% * ____% \$ _____

6 20__ pay 20__ \$ _____ 44% * ____% \$ _____

7 20__ pay 20__ \$ _____ 33% * ____% \$ _____

8 20__ pay 20__ \$ _____ 22% * ____% \$ _____

9 20__ pay 20__ \$ _____ 11% * ____% \$ _____

(10) For deductions allowed over a ten (10) year period:

1 20__ pay 20__ \$ _____ 100% * ____% \$ _____

2 20__ pay 20__ \$ _____ 95% * ____% \$ _____

3 20__ pay 20__ \$ _____ 80% * ____% \$ _____

4 20__ pay 20__ \$ _____ 65% * ____% \$ _____

5 20__ pay 20__ \$ _____ 50% * ____% \$ _____

6 20__ pay 20__ \$ _____ 40% * ____% \$ _____

7 20__ pay 20__ \$ _____ 30% * ____% \$ _____

8 20__ pay 20__ \$ _____ 20% * ____% \$ _____

9 20__ pay 20__ \$ _____ 10% * ____% \$ _____

10 20__ pay 20__ \$ _____ 5% * ____% \$ _____

NOTE: The deduction percentages shown in this section apply to a statement of benefits approved before July 1, 2013 that did not have an alternative deduction schedule adopted by the designating body. All other abatements shall use the percentages reflected in the abatement schedule adopted by the designating body per IC 6-1.1-12.1-17.

* The amount of the deduction shall be adjusted annually to reflect changes to the assessed valuation resulting from a reassessment or an appeal of the assessment per IC 6-1.1-12.1-4(b).

SECTION VI - FOR A RESIDENTIALLY DISTRESSED AREA WHERE THE STATEMENT OF BENEFITS WAS APPROVED BEFORE JULY 1, 2013 DEDUCTION SCHEDULE PER IC 6-1.1-12.1-17

TYPE OF DWELLING	DEDUCTION IS THE LESSER OF: [IC 6-1.1-12.1-4.1(b)]	DEDUCTION IS ALLOWED FOR A FIVE (5) YEAR PERIOD THAT INCLUDES YEARS:
<input type="checkbox"/> One (1) family dwelling	Assessed value (after rehabilitation or redevelopment) \$ _____ or \$74,880 AV	____ pay ____ through ____ pay ____
<input type="checkbox"/> Two (2) family dwelling	Assessed value (after rehabilitation or redevelopment) \$ _____ or \$106,080 AV	____ pay ____ through ____ pay ____
<input type="checkbox"/> Three (3) unit multifamily dwelling	Assessed value (after rehabilitation or redevelopment) \$ _____ or \$156,000 AV	____ pay ____ through ____ pay ____
<input type="checkbox"/> Four (4) unit multifamily dwelling	Assessed value (after rehabilitation or redevelopment) \$ _____ or \$199,680 AV	____ pay ____ through ____ pay ____

Assessed value limits for taxes due and payable prior to January 1, 2005 were \$36,000, \$51,000, \$75,000, and \$96,000 for one to four family dwellings, respectively.

SECTION VII - APPROVAL OF COUNTY AUDITOR (COMPLETE ONLY IF APPROVED)

This application is approved in the amounts shown above.

Signature of County Auditor	Printed name of County Auditor	Date signed (month, day, year)
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NOTICE OF ASSESSMENT OF LAND AND STRUCTURES / IMPROVEMENTS

State Form 21366 (R21 / 11-23)
Prescribed by the Department of Local Government Finance

FORM 11

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 17, 2024



MWPSAUTOSEQ**3 of 3***703
PATCH LINVILLE WAY LLC
6950 E 96TH ST STE 200
FISHERS IN 46038

Legal Description LINVILLE BUSINESS PARK LOT 1	Parcel or Identification Number 41-08-02-043-001.000-009
Property Address (number and street, city, state, and ZIP code) 40 LINVILLE WAY, FRANKLIN, IN 46131	

This notice indicates the assessed value of your property. Information on the valuation of your property and a copy of the property record card can be obtained from the assessing official at the telephone number and address below.

Notice to the taxpayer of the opportunity to appeal (IC 6-1.1-15-1.1, 1.2):

If the taxpayer does not agree with the action of the assessing official giving this notice, an appeal can be initiated to challenge that action. To file an appeal, the taxpayer must file a Form 130, Taxpayer's Notice to Initiate an Appeal, with the township assessor or county assessor in a timely manner. The time-frame to file an appeal on the assessment contained in this notice may have two different filing deadlines. These deadlines are based on the date that this notice is mailed. If this notice is mailed before May 1 of the assessment year, the filing deadline is June 17 of that year. If this notice is mailed on or after May 1 of the assessment year, the filing deadline is June 17 in the year that the tax statements are mailed. (IC 6-1.1-15-1.1) This form is available from the assessing official or at: <https://forms.in.gov/Download.aspx?id=6979>. An assessing official who receives a Form 130 must schedule a preliminary informal meeting with the taxpayer in order to resolve the appeal. The assessing official and taxpayer must exchange the information each party is relying on at the time of the preliminary informal meeting to support the party's respective position on each disputed issue concerning the appeal. If the taxpayer has reason to believe that the township assessor, county assessor, an employee of the township assessor or county assessor, or an appraiser has violated IC 6-1.1-35.7-3 or IC 6-1.1-35.7-4(a), the taxpayer may submit a written complaint to the Department of Local Government Finance under IC 6-1.1-35.7-4(b).

NOTE: Failure to file a timely Form 130 can be grounds for dismissal of this appeal.

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	506,900	LAND	506,900
STRUCTURES	3,365,500	STRUCTURES	3,365,500
TOTAL	3,872,400	TOTAL	3,872,400

Reason for Revision of Assessment: *Annual Adjustment*

- As required by law, your assessment is evaluated and adjusted each year to reflect market value. The 2024 assessed value is based on sales that occurred in 2023.

If the change in assessment is due to a new home, a taxpayer should be aware that there are many property tax benefits or deductions available. Please see INDIANA PROPERTY TAX BENEFITS (State Form 51781) available on the DLGF website: www.IN.gov/dlgef. Other non-residential construction may be eligible for deductions - see Forms 322/RE and Form 322/VBD.

County JOHNSON	Township FRANKLIN	Date of Notice (month, day, year) 04/30/2024
Assessing Official MIKE WATKINS		Telephone Number (317) 346-4701
Address (number and street, city, state, and ZIP code) 86 W. COURT ST., FRANKLIN, IN 46131		