



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: Cases C 2025-18: Innovative 3D Manufacturing (2024-11)

Summary:

1. On November 4, 2024, the Franklin Common Council passed Resolution No. 2024-11, approving a 7-year tax abatement with a 2% economic development fee on real property for the real estate located at Linville Way.
2. Actual and estimated benefits, as projected for 2024:

	Estimated on SB-1	Actual in 2024	Difference
Employees Retained	4	4	0
Salaries	\$224,640	\$245,344	+\$20,704
New Employees	1	11	+10
Salaries	\$56,160	\$674,696	+\$618,536
Total Employees	5	15	+10
Total Salaries	\$280,800	\$920,042	+\$639,242
Average Hourly Salaries	\$27.00	\$29.48	+\$2.48
real Property Improvements	\$5,000,000	\$0	\$0

3. Innovative 3D Manufacturing is constructing a new facility on Linville Way slated to begin later in 2025. The company has not yet added new employees for this facility.
4. The real property investment will be invested in 2025.
5. The real property abatement will expire in 2032 and be paid in 2033 with final compliance in 2032.

Staff Recommendation: Approval

Innovative 3D Manufacturing, LLC

**600 International Dr.
Franklin, IN 46131
317-697-7367**

February 18, 2025

**Dana Monson
Dept. of Planning and Economic Dev.
70 E. Monroe St.
Franklin, IN 46131**

**RE: Tax Abatement Compliance for CRBeck Properties and Innovative 3D
Manufacturing, LLC**

**Enclosed please find the Compliance with Statement of Benefits Real Estate
Improvements (Form CF-1 / Real Property) regarding compliance with real
property tax abatement which was granted to CRBeck Properties in 2024 under
Franklin Common Council Resolution No. 2024-11.**

**As stated in our application this project was not slated to start work until
January of 2025, and construction will start shortly depending on weather.**

**Enclosed also find the Compliance with Statement of Benefits Personal
Property (Form CF-1 / PP) regarding compliance with the personal property
abatement which was granted to Innovative 3D Manufacturing in 2024 under
Franklin Common Council Resolution 2024-12.**

**The Statement of Benefits (Form SB-1 / PP) for Innovative 3D
Manufacturing indicated that the estimated start date for the manufacturing
equipment would be January 1, 2025 and the estimated completion date would
be December 15, 2025.**

**The jobs that had been proposed by CRBeck Properties and Innovative 3D
Manufacturing, in their respective Statement of Benefits (Form SB-1/ Real
Property and Form SB-1/ PP) will be realized when CRBeck Properties completes**

the building construction, and the new equipment has been installed by Innovative 3D Manufacturing.

Please note that the salaries for the 15 current/retained employees reported on the SB-1/ Real Property and SB-1/ PP at \$780,000 was calculated as follows:

Average hourly wage \$25.00 x 40 hours per week = \$1,000 per week
(without benefits)

\$1,000 per week x 52 weeks = \$52,000

\$52,000 per year x 15 employees = \$780,000 (without benefits)

Innovative 3D Manufacturing's actual payroll for 2024 was \$958,202. Innovative 3D Manufacturing has proven that it creates and retains good paying jobs for its employees.

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

Sincerely,



Sandy Laugle

Innovative 3D Manufacturing, LLC

Enclosures



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R6 / 4-23)

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 6-1.1-12.1-5.3 (k) and (f).

INSTRUCTIONS:

1. 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).
2. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
3. 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 6-1.1-12.1-5.3(j))
4. 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 CRBeck Properties		County Johnson	
Address of Taxpayer (number and street, city, state, and ZIP code) 2750 S US Hwy 31, Franklin, IN 46131		DLGF Taxing District Number	
Name of Contact Person Chris Beck	Telephone Number (317) 697-7367	Email Address	
SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY	
Name of Designating Body Franklin Common Council	Resolution Number 2024-11	Estimated Start Date (month, day, year) 1-1-25	
Location of Property 91 Linville Way, Franklin, IN 46131		Actual Start Date (month, day, year) ---	
Description of Real Property Improvements		Estimated Completion Date (month, day, year) 12-15-25	
		Actual Completion Date (month, day, year)	
SECTION 3		EMPLOYEES AND SALARIES	
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees		15	15
Salaries		\$780,000	\$958,202
Number of Employees Retained		15	15
Salaries		\$780,000	\$958,202
Number of Additional Employees		2	
Salaries		\$104,000	
SECTION 4		COST AND VALUES	
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	
Values Before Project	\$ 5,000,000	\$	
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	\$	\$	
Less: Values of Any Property Being Replaced	\$	\$	
Net Values Upon Completion of Project	\$	\$	
SECTION 5			
WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		AS ESTIMATED ON SB-1	ACTUAL
WASTE CONVERTED AND OTHER BENEFITS			
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 Owner	Date Signed (month, day, year) 2-18-25

INSTRUCTIONS: (IC 6-1.1-12.1-5.3 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, including 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, 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) 2-18-25
Attested By		Designating Body Franklin Common Council	
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) 2-18-25
Attested By		Designating Body Franklin Common Council	
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.			

Innovative 3D Manufacturing, LLC.
 600 International Drive
 P.O. Box 476
 Franklin, IN 46131

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

Actual Number Of Employees As of 12/31/23	Proposed Total Number of employees by 12/31/24 (From SB-1)	Actual Number of Employees Added During Year (by Quarter)	Actual Total Number of Employees as of 12/31/24	Difference between Actual and Proposed Number of Employees
7 FT + 2PT	15	3/31/24 +3 6/30/24 +1FT 9/30/24 +2FT 12/30/24 0	13FT & 2PT	0