



CITY OF FRANKLIN

Community Development Department

Memorandum

To: City of Franklin Economic Development Commission
From: Dana Monson, Community Development Specialist
Date: March 12, 2024
Re: Case C 2025-23: Malarkey Roofing 24-03

Summary:

1. On May 20, 2024, the Franklin Common Council passed Resolution No. 2024-02 approving a 10-year personal property tax abatement for Malarkey Roofing located on Essex Drive and Paul Hand Road.

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

	Estimated on SB-1	Actual in 2024	Difference
Employees Retained	0	50	0
Salaries	0	0	0
New Employees	215	0	-215
Salaries	\$12,040,000	\$0	-\$12,040,000
Total Employees	215	0	-215
Total Salaries	\$12,040,000	\$0	-\$12,040,000
Average Hourly Salaries	\$26.93	\$26.93	\$0
Personal Property Improvements	\$93,000,000	\$0	-\$93,000,000

3. Malarkey purchased the property and anticipated construction to begin in 2025. Site work has begun for real property. Personal property will be installed when the facility is complete.

4. Employees will be hired when the facility is complete.

5. The real property tax abatement is scheduled to expire in tax year 2036 payable in 2037. The final compliance review will take place in 2036.

Staff Recommendation: Approval



February 17, 2025

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

RE: Tax Abatement Compliance for Herbert Malarkey Roofing Company

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 Herbert Malarkey Roofing Company in 2024 under City of Franklin Economic Development Commission Resolutions 2024-01 and 2024-02.

As can be seen from reviewing the enclosed documents, our company is still in the initial stages of preparing the site for development and beginning the process of erecting the new Midwest facility. Job creation for the proposed site has not yet commenced but plans are still to create the committed jobs for the new site upon receipt of the Certificate of Occupancy.

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

Sincerely,

DocuSigned by:

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Dave Wachsmuth
Vice President of Finance
Herbert Malarkey Roofing Company

CC: Chad Sweeney, Sr. Principal, Ginovus
Gerald Frazier, Principal – Compliance, Ginovus



**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 Herbert Malarkey Roofing Company		County Johnson
Address of Taxpayer (number and street, city, state, and ZIP code) P.O. Box 17217, Portland, Oregon 97217		DLGF Taxing District Number 41-064
Name of Contact Person Dave Wachsmuth	Telephone Number (503) 240-7828	Email Address dwachsmuth@malarkeyroofing.com

SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY

Name of Designating Body City of Franklin	Resolution Number 2024-02	Estimated State Date (month, day, year) 01/01/2025
Location of Property A portion of Parcel 41-05-34-041-001.000-064		Actual Start Date (month, day, year)
Description of new manufacturing equipment, new research and development equipment, new information technology equipment, or new logistical distribution equipment to be acquired. Installation of machinery & equipment in connection with the establishment of a		Estimated Completion Date (month, day, year) 12/31/2027
		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	
Salaries	0.00	
Number of Employees Retained	0	
Salaries	0.00	
Number of Additional Employees	215	
Salaries	12,040,000.00	

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	\$ 93,000,000	\$	\$	\$	\$	\$	\$ 2,000,000	\$
Less: Values of Any Property Being Replaced	\$	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$	\$	\$	\$	\$	\$	\$	\$
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project	\$	\$	\$	\$	\$	\$	\$	\$
Plus: Values of Proposed Project	\$ Project just started	\$	\$	\$	\$	\$	\$ Project just started	\$
Less: Values of Any Property Being Replaced	\$	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$	\$	\$	\$	\$	\$	\$	\$

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>David Wachsmuth</i>	Title VP of Finance	Date Signed (month, day, year) 2/17/2025
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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.			