



CITY OF FRANKLIN

Community Development Department

Memorandum

To: City of Franklin Economic Development Commission
From: Dana Monson, Community Development Specialist
Date: April 8, 2025
Re: Case C 2025-13: G & H Wire (Res. 21-12)

Summary:

1. On February 17th, 2021, the Franklin Common Council passed Resolution No. 2021-12 approving a 10-year tax abatement on \$1,165,000 in personal property with a 5% Economic Development Fee, for G & H Wire located at 40 Linville Way.
2. Actual and estimated benefits, as projected for 2024:

	Estimated on SB-1	Actual in 2024	Difference
Employees Retained	134	126	-8
Salaries	\$6,382,688.00	\$8,090,334	+\$1,707,646
New Employees	116	0	-116
Salaries	\$6,032,000	\$0	-\$6,032,000
Total Employees	250	126	-124
Total Salaries	\$12,414,688	\$8,090,334	-\$4,324,354
Average Hourly Salaries	\$23.87	\$30.87	\$7.00
Personal Property Improvements	\$1,165,000	\$1,897,191	\$732,191

3. G & H Wire moved into their building in December 2021. The company is continuing to ramp up and has hired 88 new employees as well as retaining all their employees from their previous location. In 2022 the company maintained the same number of employees. In 2023 the company lost 6 employees and has not hired any new employees. They are continuing to hire as they can find people. In 2024 the company continue to face headwinds and did not hire new employees, however wages are up and the majority of current employees were retained.

4. The personal property investment has exceeded their estimates by \$732,191.

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

Staff Recommendation: Approval

February 27, 2025

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

Re: Tax Abatement Compliance for G&H Wire Company

Dear Mrs. Monson:

Enclosed please find Form CF-1 (Compliance with Statement of Benefits) regarding compliance with the personal property tax abatements which were granted to G&H Wire Company in 2021 under Franklin Common Council Resolution No. 21-12.

As can be seen from reviewing the enclosed documents, our company has been successful in (1) making all of the capital investments which had been projected for the past year, and (2) beginning to create the full complement of jobs which had been proposed in the Statement of Benefits (Form SB-1) which was approved on February 17, 2021. Our employment data is based on reports sent to the IEDC for annual compliance and is reflective of the company's status as of 12/31/2024. The company saw a dip in employment this year. The economic conditions and exchange rate unfavorability affected demand and we focused on reducing our inventory to a healthy figure (ie. making less than demanded which impacted our headcount needs). This year will bring opportunities to continuing investing and to insource some of our current contract manufactured items.

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

Sincerely,



Michelle Patishall, CFO
G&H Wire Company dba G&H Orthodontics

Enclosures



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-

FORM CF-1 / PP

20__ Pay 20__

- 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-)
 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 G&H Wire Company Inc						County Johnson			
Address of Taxpayer (number and street, city, state, and ZIP code) 40 Linville Way, Franklin, IN 46131						DLGF Taxing District Number 009			
Name of Contact Person Michelle Patishall				Telephone Number (317) 346-6655		Email Address mpatishall@ghortho.com			
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY									
Name of Designating Body City of Franklin, Common Council				Resolution Number 2021-12		Estimated State Date (month, day, year) 2021			
Location of Property 40 Linville Way, Franklin, IN 46131						Actual Start Date (month, day, year) May 3, 2021			
Description of new manufacturing equipment, new research and development equipment, new information technology equipment, or new logistical distribution equipment to be acquired.						Estimated Completion Date (month, day, year) 2025			
						Actual Completion Date (month, day, year) On going			
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				\$25.00			\$40.39		
SECTION 4 COST AND VALUES									
	MANUFACTURING EQUIPMENT		RESEARCH & DEVELOPMENT EQUIPMENT		LOGISTICAL DISTRIBUTION EQUIPMENT		IT EQUIPMENT		
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	
Values Before Project	\$ 955,000	\$	\$	\$	\$	\$	\$	\$	
Plus: Values of Proposed Project	\$	\$	\$	\$	\$	\$ 210,000	\$	\$	
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	\$ 2,129,101.69	\$	\$	\$	\$	\$ 271,660.87	\$	\$	
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. 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					0.00				
Amount of Hazardous Waste Converted					0.00				
Other Benefits:									
SECTION 6 TAXPAYER CERTIFICATION									
I hereby certify that the representations in this statement are true.									
Signature of Authorized Representative <i>Michelle Patishall</i>					Title CFO		Date Signed (month, day, year) 02/26/2025		

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.	

Expansion Investment Schedule

G&H Wire Company
40 Linville Way,
Franklin, IN 46131

Attachment to Form CF-1 (Compliance with Statement of Benefits):
Expansion Investment Schedule by Quarter

	Actual Amount of Investment as of 12/31/24	Proposed Amount of Total Investment by 12/31/24 (From SB-1)	9/30/2024	12/31/2024	Actual Amount of Investment as of 12/31/24	Difference Between Actual and Proposed Amount of Investment
Buildings and Improvements:	\$4,255,375	\$3,800,000	\$0	\$0	\$4,255,375	\$455,375
Machinery and Equipment (excl IT):	\$2,129,102	\$955,000	\$70,859	\$55,846	\$2,129,102	\$1,174,102
Totals:	\$6,384,477	\$4,755,000	\$70,859	\$55,846	\$6,384,477	\$1,629,477

Job Creation or Retention Schedule

G&H Wire Company
40 Linville Way,
Franklin, IN 46131

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

Actual Number of Employees as of 12/31/24	Proposed Total Number of Employees by 12/31/24 (From SB-1)	3/31/2024	6/30/2024	9/30/2024	12/31/2024	Actual Total Number of Employees by 12/31/24	Difference Between Actual and Proposed Number of Employees
126	250	4	6	-6	-2	126	-124
Totals:							

Expansion Investment Schedule

G&H Wire Company
40 Linville Way,
Franklin, IN 46131

Attachment to Form CF-1 (Compliance with Statement of Benefits):
Expansion Investment Schedule by Quarter

	Actual Amount of Investment as of 12/31/24	Proposed Amount of Total Investment by 12/31/24 (From SB-1)	3/31/2024	6/30/2024	9/30/2024	12/31/2024	Actual Amount of Investment as of 12/31/24	Difference Between Actual and Proposed Amount of Investment
Buildings and Improvements:	\$4,255,375	\$3,800,000	\$0	\$0	\$0	\$0	\$4,255,375	\$455,375
Machinery and Equipment (excl IT):	\$2,129,102	\$955,000	\$70,859	\$73,462	\$31,743	\$55,846	\$2,129,102	\$1,174,102
Totals:	\$6,384,477	\$4,755,000	\$70,859	\$73,462	\$31,743	\$55,846	\$6,384,477	\$1,629,477

Personal Property Listing (2024)

Item	Date	Cost
Clark & Osborne Indiana	7/10/2024	\$1,176.18
Shrink Tube cutting machine	5/16/2024	\$1,390.00
Standalone 3D Scanner-maintenace area	6/11/2024	\$1,439.00
Holbrook Manufacturing-Pickling Sink	2/27/2024	\$1,745.00
Holbrook Manufacturing Starching Table	2/20/2024	\$1,950.00
Holbrook Manufacturing Starching Table	4/11/2024	\$1,950.00
Cut Press Tube Guides-Hobson Tool	9/20/2024	\$2,400.00
Modling Nozzle	8/31/2024	\$2,804.80
Bag Line B Burster Assembly kit goes with 5035	9/30/2024	\$3,060.75
3D Printer and storage for Maintenace projects	4/30/2024	\$3,192.55
43 size Tooling for both upper and lower	7/31/2024	\$3,232.50
Mercer Machinery	8/20/2024	\$4,470.00
Mercer Machinery	7/17/2024	\$4,575.00
Mercer Machinery	7/23/2024	\$4,970.00
Orbis	8/22/2024	\$5,053.30
Packaging station project	2/1/2024	\$5,655.63
Niti Cutter Exhaust Edge Technologies	3/20/2024	\$6,016.00
Davis Tools Mold Modification for Cleats	2/28/2024	\$7,625.00
Rebuild of Niti Cutter 5016	1/31/2024	\$7,791.04
Rebuild of Niti Cutter 5015	1/31/2024	\$7,791.05
Press Auto	10/31/2024	\$7,896.62
Bag Line A Burster Assembly kit goes with 5036	4/1/2024	\$9,042.91
FTB Andon Lights 9 Niti Dept	5/9/2024	\$9,505.68
Instron Testing Equipment	1/9/2024	\$9,910.00
New Quench Tanks Poynter Sheet Metal and Nading Mechanical	6/20/2024	\$12,891.47
Loops Rebuild-LM-2	5/13/2024	\$13,550.00
Gravimetric Colorant Feeder E1	11/30/2024	\$15,293.93
Gravimetric Colorant Feeder E2	11/30/2024	\$15,293.94
Elastics Automated Sifter	11/30/2024	\$17,361.88
Versa Die	5/31/2024	\$20,500.00
Accurate Thermal Systems-2 FTB	1/18/2024	\$22,375.60
2024 Totals		\$231,909.83