



## 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 2025-38: OrthoAmerica 21-36

#### Summary:

1. On November 15<sup>th</sup>, 2021, the Franklin Common Council passed Resolution No. 2021-36, approving a 7-year tax abatement with a 5% economic development fee on personal property for OrthoAmerica, located at 2165 Earlywood Drive.
2. Actual and estimated benefits, as projected for 2024:

	Estimated on SB-1	Actual in 2024	Difference
Employees Retained	0	0	0
Salaries	\$0	\$0	\$0
New Employees	100	73	-27
Salaries	\$5,200,000	\$4,138,872	-\$1,061,128
Total Employees	100	73	-18
Total Salaries	\$5,200,000	\$3,864,304	-\$1,335,696
Average Hourly Salaries	\$25.00	\$27.26	+\$2.26
Personal Property Improvements	\$3,725,000	\$2,015,246	-\$1,709,754

3. The company has hired 69 so far and continues to actively hire. The wages are as estimated and will plan to rise with the market. In 2023 they are up to 82 employees and wages are rising.
4. Personal property investments have just begun with the company on track to complete final purchases as the building is renovated. The company is on schedule to complete the additions by 2025. In 2023 the investments increased In 2023 the company continued to invest and still is confident the full personal property investment will be made by the deadline. IN 2024 they are below in investment and employees but above in wages.
5. The tax abatement is scheduled to expire in tax year 2029 payable in 2030. The final compliance review will take place in 2029.

**Staff Recommendation:** Approval

Cover Letter

OrthoAmerica Holdings, LLC  
2165 Earlywood Drive,  
Franklin, IN 46131

February 2025

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

Re: Tax Abatement Compliance for OrthoAmerica Holdings, 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 OrthoAmerica Holdings, LLC and PRJ Properties under Franklin Common Council Resolution No. 2021-34 and 2021-36.

As can be seen from reviewing the enclosed documents, our company has been highly successful in (1) making personal property capital investments and (2) starting the process of creating the full complement of jobs which had been proposed in the Statement of Benefits (Form SB-1) and was approved on November 15, 2021. The real property investments are currently on hold. At this time, OrthoAmerica Holdings, LLC and PRJ Properties is unsure of when the investment will occur.

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,

Jon Helton, CFO  
OrthoAmerica Holdings, LLC

March 2025  
Mrs. Dana Monson, Community Development Specialist  
Dept. of Community Development  
70 E. Monroe Street  
Franklin, IN 46131

Mrs. Dana Monson,

Due to unforeseen circumstances, OrthoAmerica Holdings, LLC and PRJ Properties have encountered challenges in completing the project at 2165 Earlywood Drive, Franklin, IN 46131, and is seeking an extension to the project timeline. Initially, the company had outlined plans to invest \$1.8 million in real property, \$4.625 million in personal property, and employ 100 full-time personnel at the project site by the end of 2025.

As of now, OrthoAmerica Holdings, LLC and PRJ Properties has invested nearly \$2.7 million in new equipment, \$491K in building improvements, and has hired 73 new full-time employees. Though OrthoAmerica Holdings, LLC and PRJ Properties have begun real property investments the overall anticipated \$1.8 million investment will likely not occur.

OrthoAmerica still intends to carry out the additional hires and invest in the equipment as originally projected. OrthoAmerica Holdings expresses gratitude to the council for its understanding and consideration in this matter.

Regards,

Signed by:  
  
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Jon Helton 3/7/2025



# COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R4 / 11-16)

Prescribed by the Department of Local Government Finance

FORM CF-1 / PP

## PRIVACY NOTICE

This form contains information  
confidential pursuant to  
IC 6-1.1-35-9 and IC 6-1.1-12.1-5.6.

- 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 of each year, 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 (CF-1).

SECTION 1 TAXPAYER INFORMATION									
Name of taxpayer OrthoAmerica Holdings, LLC						County Johnson			
Address of taxpayer (number and street, city, state, and ZIP code) 1064 Greenwood Springs Boulevard, Greenwood, IN 46143						DLGF taxing district number 009			
Name of contact person Reid Pittard						Telephone number (765 ) 404-7652			
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY									
Name of designating body City of Franklin, Common Council					Resolution number 21-36		Estimated start date (month, day, year) January 1, 2022		
Location of property 2165 Earlywood Drive, Franklin, IN 46131					Actual start date (month, day, year)				
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired.					Estimated completion date (month, day, year) December 31, 2025				
					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		73		
Salaries					0.00		4,138,872.00		
Number of employees retained					0		0		
Salaries					0.00		0.00		
Number of additional employees					100		82		
Salaries					5,200,000.00		4,138,872.00		
SECTION 4 COST AND VALUES									
		MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
AS ESTIMATED ON SB-1		COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project									
Plus: Values of proposed project		3725000						900,000.00	
Less: Values of any property being replaced									
Net values upon completion of project		3725000						900,000.00	
ACTUAL		COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project									
Plus: Values of proposed project		2,015,246.00						740,470.00	
Less: Values of any property being replaced									
Net values upon completion of project		2,015,246.00						740,470.00	
<b>NOTE:</b> The <b>COST</b> 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					0.00		0.00		
Amount of hazardous waste converted					0.00		0.00		
Other benefits:					0.00		0.00		
SECTION 6 TAXPAYER CERTIFICATION									
I hereby certify that the representations in this statement are true.									
Signature of authorized representative  <div style="border: 1px solid black; padding: 2px; display: inline-block;">             Signed by:    <small>CONFIDENTIAL</small> </div>				Title CFO		Date signed (month, day, year) 2/27/2025			

**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 6-1.1-12.1-5.9)**

1. This page does not apply to a Statement of Benefits filed before July 1, 1991; that deduction may not be terminated for a failure to comply with the Statement of Benefits.
2. 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.
3. 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. 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.
4. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made 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.
5. If the designating body determines that the property owner has **NOT** made reasonable effort to comply, then 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 <b>IS</b> in substantial compliance <input type="checkbox"/> the property owner <b>IS NOT</b> 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
<b>HEARING RESULTS (to be completed after the hearing)</b>			
<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	
<b>APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]</b>			
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 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.			

**Construction & Occupancy Status Report**

OrthoAmerica Holdings headquarters is now in 2165 Earlywood Drive, Franklin, IN 46131. Real property improvements described in resolution 2021-34 has begun and will continue in 2024.

<b><u>Personal Property Listing</u></b>		
<b>Category</b>	<b>Install Date</b>	<b>Amount Paid</b>
Purchases of New Equipment	3/31/2021	\$ 31,304.00
Purchases of New Equipment	1/22/2021	\$ 27,000.00
Purchases of New Equipment	1/26/2021	\$ 10,800.00
Purchases of New Equipment	1/22/2021	\$ 27,000.00
Purchases of New Equipment	1/22/2021	\$ 27,000.00
Purchases of New Equipment	1/20/2021	\$ 28,044.00
Purchases of New Equipment	1/31/2021	\$ 5,616.00
Purchases of New Equipment	2/1/2021	\$ 17,252.00
Purchases of New Equipment	3/8/2021	\$ 7,877.00
Purchases of New Equipment	1/22/2021	\$ 20,887.00
Purchases of New Equipment	1/22/2021	\$ 10,071.00
Purchases of New Equipment	1/22/2021	\$ 22,015.00
Purchases of New Equipment	2/25/2021	\$ 17,874.00
Purchases of New Equipment	1/29/2021	\$ 4,708.00
Purchases of New Equipment	2/24/2021	\$ 1,552.00
Purchases of New Equipment	5/7/2021	\$ 15,792.00
Purchases of New Equipment	4/26/2021	\$ 35,991.00
Purchases of New Equipment	2/3/2021	\$ 2,625.00
Purchases of New Equipment	4/16/2021	\$ 17,809.00
Purchases of New Equipment	6/17/2021	\$ 5,660.00
Purchases of New Equipment	7/7/2021	\$ 2,876.00
Purchases of New Equipment	8/25/2021	\$ 1,157.00
Purchases of New Equipment	10/4/2021	\$ 11,398.00
Purchases of New Equipment	11/2/2021	\$ 11,398.00
New Telecommunications	10/14/2021	\$ 944.00
Purchases of New Equipment	11/12/2021	\$ 7,154.00
New Telecommunications	11/18/2021	\$ 347.00
New Telecommunications	10/28/2021	\$ 3,900.00
New Telecommunications	12/10/2021	\$ 1,180.00
Purchases of New Equipment	2/28/2021	\$ 56,525.00
Shop Equip	3/15/2023	\$ 953.76
Shop Equip	6/15/2023	\$ 176,890.00
Shop Equip	7/15/2023	\$ 3,360.00

Shop Equip	8/15/2023	\$ 12,175.00
Shop Equip	9/15/2023	\$ 13,440.00
Shop Equip	11/15/2023	\$ 10,080.00
Shop Equip	11/15/2023	\$ 712.40
Shop Equip	11/15/2023	\$ 712.40
Computer	7/15/2023	\$ 1,859.93
Computer	7/15/2023	\$ 9,640.70
Computer	10/15/2023	\$ 1,232.75
Computer	10/15/2023	\$ 1,224.20
Fixed Asset - Machinery & Equipment	6/1/2023	\$ 7,795.00
Fixed Asset - Machinery & Equipment	10/1/2023	\$ 12,500.00
Fixed Asset - Machinery & Equipment	10/1/2023	\$ 20,181.00
Fixed Asset Computers	3/31/2023	\$ 3,955.33
Fixed Asset Computers	11/1/2023	\$ 820.45
Fixed Asset Computers	11/1/2023	\$ 4,588.15
Fixed Asset - Machinery & Equipment	03/01/2024	\$ 1,230.14
Furniture	06/01/2024	\$ 1,301.12
Shop Equip	06/01/2024	\$ 71,015.00
Shop Equip	06/01/2024	\$ 1,710.00
Shop Equip	07/1/2024	\$ 16,513.03
Furniture	8/1/2024	\$ 1,301.12
Shop Equip	8/12/2024	\$ 57,600.00
Shop Equip	10/15/2024	\$ 25,750.00
Shop Equip	12/1/2024	\$ 2,100.00
Shop Equip	12/17/2024	\$ 2,000.00

Moved from Colorado		
Category	Install Date	Net Book Value
Computer	10/15/2021	\$ 1,629.00
Computer	10/15/2021	\$ 1,629.00
Computer	10/15/2021	\$ 4,857.00
Computer	10/15/2021	\$ 1,804.00
Computer	10/15/2021	\$ 1,804.00
Computer	10/15/2021	\$ 1,804.00
Computer	10/15/2021	\$ 29,515.00
Computer	10/15/2021	\$ 29,515.00
Computer	10/15/2021	\$ 4,526.00

Computer	10/15/2021	\$ 7,956.00
Computer	10/15/2021	\$ 7,956.00
Computer	10/15/2021	\$ 2,296.00
Computer	10/15/2021	\$ 55,776.00
Computer	10/15/2021	\$ 2,549.00
Computer	11/15/2021	\$ 24,955.00
Shop Equip	12/15/2020	\$ 8,612.00
Shop Equip	8/15/2021	\$ 4,080.00
Shop Equip	9/15/2021	\$ 2,700.00
Shop Equip	9/15/2021	\$ 9,704.00
Shop Equip	9/15/2021	\$ 4,630.00
Shop Equip	9/15/2021	\$ 2,130.00
Shop Equip	9/15/2021	\$ 2,130.00
Shop Equip	9/15/2021	\$ 2,771.00
Shop Equip	9/15/2021	\$ 1,292.00
Shop Equip	11/15/2021	\$ 16,393.00
Shop Equip	11/15/2021	\$ 827,473.00
Building	3/15/2022	\$ 2,465.20
Building	3/15/2022	\$ 16,169.38
Building	4/15/2022	\$ 7,841.95
Building	4/15/2022	\$ 19,980.00
Building	7/15/2022	\$ 2,717.79
Shop Equip	1/15/2022	\$ 1,623.00
Shop Equip	1/15/2022	\$ 956.50
Computers	2/1/2022	\$ 10,015.20
Shop Equip	2/14/2022	\$ 3,880.00
Computers	3/1/2022	\$ 1,831.22
Computers	3/1/2022	\$ 2,649.68
Computers	3/1/2022	\$ 3,646.08
Computer	3/15/2022	\$ 4,124.85
Shop Equip	3/15/2022	\$ 1,071.79
Shop Equip	3/15/2022	\$ 7,837.75
Shop Equip	3/15/2022	\$ 448.33
Shop Equip	3/15/2022	\$ 448.33
Shop Equip	3/15/2022	\$ 448.33
Shop Equip	3/15/2022	\$ 448.33
Computers	4/1/2022	\$ 1,603.93
Computers	4/1/2022	\$ 636.65
Shop Equip	4/15/2022	\$ 4,223.34
Computers	5/1/2022	\$ 3,790.75
Computers	5/1/2022	\$ 1,799.00



Computer	5/15/2022	\$ 4,444.64
Computer	5/15/2022	\$ 1,108.12
Computers	6/1/2022	\$ 925.92
Computers	6/1/2022	\$ 1,568.83
Computer	6/15/2022	\$ 147,911.88
Shop Equip	6/15/2022	\$ 3,981.11
Computers	7/1/2022	\$ 6,753.84
Shop Equip	7/1/2022	\$ 10,437.50
Shop Equip	7/1/2022	\$ 9,650.50
Computer	7/15/2022	\$ 3,482.79
Computer	7/15/2022	\$ 1,859.93
Shop Equip	7/15/2022	\$ 544.63
Shop Equip	7/15/2022	\$ 856.50
Shop Equip	7/15/2022	\$ 668.75
Shop Equip	7/15/2022	\$ 1,380.49
Shop Equip	8/15/2022	\$ 716.89
Computers	10/1/2022	\$ 3,100.00
Computers	11/1/2022	\$ 4,600.00
Computer	11/15/2022	\$ 2,721.81
Shop Equip	12/15/2022	\$ 24,063.00
Building	12/31/2023	\$ 63,220.00