



**COMPLIANCE WITH STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51766 (R4 / 1-21)

Prescribed by the Department of Local Government Finance

FILED

MAY 17 2023

CITY CLERK

20___ PAY 20___
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 (l).

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 17, 2021, 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))
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 Historic Walnut Square, LLC (f.k.a 200 South Sixth, LLC)	County Vigo
Address of taxpayer (number and street, city, state, and ZIP code) PO Box 1658 Fond du Lac, WI 54936-1658	DLGF taxing district number
Name of contact person David Ritchay	Telephone number (502) 558-3377
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY	
Name of designating body City of Terre Haute, IN	Resolution number Resolution 3, 2000
Location of property 200 S. Sixth Street, Terre Haute, IN 47807	Estimated start date (month, day, year) 06/15/2020
Description of real property improvements Project entails adaptive reuse of the historic YMCA into 34 units and an additional 6 new construction townhouse style units of affordable rental housing for residents earning 80% of AMI or less.	Actual start date (month, day, year) 08/04/2020
	Estimated completion date (month, day, year) 9/31/2021
	Actual completion date (month, day, year) 11/14/2022
SECTION 3 EMPLOYEES AND SALARIES	
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1
Current number of employees	1
Salaries	[REDACTED]
Number of employees retained	
Salaries	
Number of additional employees	
Salaries	
SECTION 4 COST AND VALUES	
COST AND VALUES	REAL ESTATE IMPROVEMENTS
AS ESTIMATED ON SB-1	COST
Values before project	[REDACTED]
Plus: Values of proposed project	[REDACTED]
Less: Values of any property being replaced	[REDACTED]
Net values upon completion of project	[REDACTED]
ACTUAL	ASSESSED VALUE
Values before project	210,000.00
Plus: Values of proposed project	925,110.00
Less: Values of any property being replaced	
Net values upon completion of project	1,135,110.00
	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	
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1
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 Louie A. Lange
	Date signed (month, day, year) 5/10/2023

**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 6-1.1-12.1-5.3 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 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)
--------------------------------	--------------------------------

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 4 above)

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member	Date signed (month, day, year)
--------------------------------	--------------------------------

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.



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51768 (R5 / 12-21)
Prescribed by the Department of Local Government Finance

FILED

MAY 23 2023

2023 PAY 2024

FORM CF-1 / Real Property

CITY CLERK

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 (l).

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 16, 2022, 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))
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).

CONFIDENTIAL

SECTION 1		TAXPAYER INFORMATION	
Name of taxpayer	200 South Sixth LLC	County	Vigo
Address of taxpayer (number and street, city, state, and ZIP code)	PO Box 1658 Fond du Lac, WI 54936-1658	DLGF taxing district number	
Name of contact person	David Ritchay	Telephone number	(512) 919-0263
SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY	
Name of designating body	City of Terre Haute, IN	Resolution number	Resolution 3, 2000
Location of property	200 S sixth Street, Terre Haute, IN 47807	Estimated start date (month, day, year)	06/15/2000
Description of real property improvements	Project entails adaptive reuse of the historic YMCA into 34 units and an additional 6 new construction townhouse style units of affordable rental housing for residents earning 80% of AMI or less	Actual start date (month, day, year)	
		Estimated completion date (month, day, year)	09/31/2021
		Actual completion date (month, day, year)	11/14/2021
SECTION 3		EMPLOYEES AND SALARIES	
	EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		1	1
Salaries			
Number of employees retained			
Salaries			
Number of additional employees			
Salaries			
SECTION 4		COST AND VALUES	
	COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	
Values before project		210,000.00	
Plus: Values of proposed project		925,110.00	
Less: Values of any property being replaced			
Net values upon completion of project		1,135,110.00	
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	
	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	Date signed (month, day, year)	
<i>Louie A. Lange</i>	Louie A. Lange	3/8/2023	

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 6-1.1-12.1-5.3 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)
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. (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)
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 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.			

PIVOTAL
TAX SOLUTIONS
STATE & LOCAL TAX ADVISORS

March 29, 2023

Michelle Edwards
City Council Clerk
City of Terre Haute
Terre Haute, IN 47807

RE: 200 South Sixth, LLC
Form CF-1/Real Property

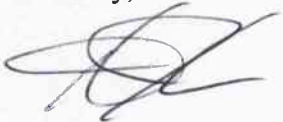
Dear Ms. Edwards,

Please find enclosed the completed CF-1 Form for 200 South Sixth, LLC. Our firm was engaged to assist 200 South Sixth, LLC to complete and mail in the enclosed form for the property located at:

200 S Sixth Street

Please let me or David Ritchay, d.ritchay@commonwealthco.net, know if there are any questions or any additional information needed. Thank you for your assistance in this matter.

Sincerely,



Howie Jacobsen
Director, Indirect Taxes

(480) 615-0315 Direct
(480) 231-6448 Cell

HowieJ@PivotalTax.com



May 10, 2023

Michelle Edwards
City Council Clerk
City of Terre Haute
Terre Haute, IN 47807

RE: Historic Walnut Square, LLC (f.k.a 200 South Sixth, LLC)
Form CF-1/Real Property

Dear Ms. Edwards,

Please find enclosed the corrected CF-1 Form for Historic Walnut Square, LLC (f.k.a 200 South Sixth, LLC). The completed form was initially sent in March. Since that time, we discovered that the taxpayer's name was incorrect. The taxpayer's name has been updated on the enclosed form.

Should you have any questions or require additional information, please contact either Howie Jacobsen or David Ritchay.

Howie Jacobsen
Director, Indirect Tax
Pivotal Tax Solutions
HowieJ@Pivotaltax.com
(480) 615-0315

David Ritchay
President
Commonwealth Development
d.ritchay@commonwealthco.net
(502) 558-3377

Sincerely,

Shaunna Smith
Director, Client Relations
ShaunnaS@Pivotaltax.com
(480) 615-3375

TEL: (480) 634-6169

202 North Lindsay Road, Suite 201
Mesa, Arizona 85213

FAX: (480) 615-0318

PIVOTAL
TAX SOLUTIONS
STATE & LOCAL TAX ADVISORS

March 29, 2023

Michelle Edwards
City Council Clerk
City of Terre Haute
Terre Haute, IN 47807

RE: 200 South Sixth, LLC
Form CF-1/Real Property

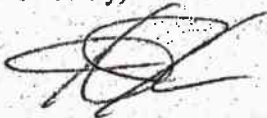
Dear Ms. Edwards,

Please find enclosed the completed CF-1 Form for 200 South Sixth, LLC. Our firm was engaged to assist 200 South Sixth, LLC to complete and mail in the enclosed form for the property located at:

200 S Sixth Street

Please let me or David Ritchay; d.ritchay@commonwealthco.net, know if there are any questions or any additional information needed. Thank you for your assistance in this matter.

Sincerely,



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