



# COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R6 / 4-23)

Prescribed by the Department of Local Government Finance

# FILED

JUN 04 2024

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FORM CF-1 / Real Property

### 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).

### 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).

# CONFIDENTIAL

## SECTION 1 TAXPAYER INFORMATION

Name of Taxpayer <b>Fox Hotel Partners, LLC previously Sycamore Hotel Partners, LLC</b>		County <b>Vigo</b>
Address of Taxpayer (number and street, city, state, and ZIP code) <b>10734 Sky Prarie St., Fishers, IN 46038</b>		DLGF Taxing District Number <b>84-009</b>
Name of Contact Person <b>Timothy Dora</b>	Telephone Number <b>( 317 ) 863-5700</b>	Email Address <b>TDORA@DORAHOTELCO.COM</b>

## SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY

Name of Designating Body <b>Common Council of the City of Terre Haute, Indiana</b>	Resolution Number <b>12,2015</b>	Estimated Start Date (month, day, year) <b>5/1/2016</b>
Location of Property <b>2625 S. Sycamore Crossing Street, Terre Haute, IN 47802</b>		Actual Start Date (month, day, year)
Description of Real Property Improvements <b>The project would consist of a new 4-story, 56,000 square foot "Home2Suites" hotel near State Road 46 and I-70. The hotel will be 4 stories and contain 91 guest rooms consisting of 70 standard size hotel rooms and 21 larger suite rooms, and will include 144 parking places.</b>		Estimated Completion Date (month, day, year) <b>7/1/2017</b>
		Actual Completion Date (month, day, year)

## SECTION 3 EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	30	*44* see attached
Salaries	459,023	1,197,692
Number of Employees Retained	30	30
Salaries	459,023	816,608
Number of Additional Employees	30	14
Salaries	410,000	381,084

## SECTION 4 COST AND VALUES

COST AND VALUES	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
AS ESTIMATED ON SB-1		
Values Before Project	\$	\$
Plus: Values of Proposed Project		\$ 9,660,000
Less: Values of Any Property Being Replaced	\$	\$
Net Values Upon Completion of Project		\$9,660,000
ACTUAL		
Values Before Project	\$	\$
Plus: Values of Proposed Project		\$ *6,088,400
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 <i>Timothy Dora</i>	Title <i>CFO</i>	Date Signed (month, day, year) <i>06.03.2024</i>

\*The assessed value represents the most recent assessment data which is as of January 1, 2023.

**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:

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) 6-13-2024

Attested By Michelle Leonard Designating Body Terre Haute City 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  AM  PM Date of Hearing (month, day, year) \_\_\_\_\_ Location of Hearing \_\_\_\_\_

**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 \_\_\_\_\_

**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.

**Attachment to Return:**

This property is affiliated with Sycamore Hotel Partners, LLC which also owns Holiday Inn. Since the employees could work at either location, the Holiday Inn employees are being reported along with Home2 Suites employees on this CF-1.

AS AMENDED