



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

State Form 51766 (R5 / 12-21)  
Prescribed by the Department of Local Government Finance

**CONFIDENTIAL**

20 <u>24</u> PAY 20 <u>25</u>
FORM CF-1 / Real Property

<b>PRIVACY NOTICE</b>
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).

**FILED**

**MAY 14 2024**

**CITY CLERK**

**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).

SECTION 1 TAXPAYER INFORMATION	
Name of taxpayer Warren Village, L.P.	County Vigo
Address of taxpayer (number and street, city, state, and ZIP code) P.O. Box 3086, 2001 N. 19th St, Terre Haute, IN 47804	DLGF taxing district number 84-002
Name of contact person Jeff Stewart	Telephone number ( 812 ) 232-1381
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY	
Name of designating body City of Terre Haute	Resolution number 13, 2012
Location of property 1300 North 25th Street, Terre Haute, IN 47807	Estimated start date (month, day, year) 10/1/2013
Description of real property improvements Warren Village - 111 apartments and community space was constructed through gut rehabilitation of the Warren School building and new construction on the school grounds.	Actual start date (month, day, year) 10/1/2013
	Estimated completion date (month, day, year) 8/31/2014
	Actual completion date (month, day, year) 8/8/2014
SECTION 3 EMPLOYEES AND SALARIES	
<b>EMPLOYEES AND SALARIES</b>	<b>AS ESTIMATED ON SB-1</b>
Current number of employees	4
Salaries	110,250.00
Number of employees retained	4
Salaries	110,250.00
Number of additional employees	0
Salaries	0
	<b>ACTUAL</b>
Current number of employees	8
Salaries	142,071.99
Number of employees retained	8
Salaries	142,071.99
Number of additional employees	0
Salaries	0
SECTION 4 COST AND VALUES	
<b>COST AND VALUES</b>	<b>REAL ESTATE IMPROVEMENTS</b>
<b>AS ESTIMATED ON SB-1</b>	<b>COST</b>
Values before project	217,900.00
Plus: Values of proposed project	3,700,000.00
Less: Values of any property being replaced	0
Net values upon completion of project	3,481,000.00
<b>ACTUAL</b>	<b>ASSESSSED VALUE</b>
Values before project	0
Plus: Values of proposed project	3,007,700.00
Less: Values of any property being replaced	0
Net values upon completion of project	3,007,700.00
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER	
<b>WASTE CONVERTED AND OTHER BENEFITS</b>	<b>AS ESTIMATED ON SB-1</b>
Amount of solid waste converted	0
Amount of hazardous waste converted	0
Other benefits:	0
SECTION 6 TAXPAYER CERTIFICATION	
I hereby certify that the representations in this statement are true.	
Signature of authorized representative 	Title Executive Director
	Date signed (month, day, year) 5/13/2024

**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)

**CONFIDENTIAL**

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 <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. (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
<b>HEARING RESULTS (to be completed after the hearing)</b>			
<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	
<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 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.			



**STATEMENT OF BENEFITS  
REAL ESTATE IMPROVEMENTS**

State Form 81787 (03 / 12-11)  
Prescribed by the Department of Local Government Finance

28 PAY 20

FORM 88-1 / Real Property

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
- Eligible vacant building (IC 6-1.1-12.1-4.8)

**INSTRUCTIONS:**

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. Projects planned or committed to after July 1, 1987, and areas designated after July 1, 1987, require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
- Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, BEFORE a deduction may be approved.
- To obtain a deduction, application Form 322 ERA/RE or Form 322 ERA/VBD, whichever is applicable, must be filed with the County Auditor by the later of: (1) May 10; or (2) thirty (30) days after the notice of addition to assessed valuation or new assessment is mailed to the property owner at the address shown on the records of the township assessor, if any, or the county assessor.
- Property owners whose Statement of Benefits was approved after June 30, 1991, must attach a Form CF-1/Real Property annually to the application to show compliance with the Statement of Benefits. [IC 6-1.1-12.1-6.1(b) and IC 6-1.1-12.1-5.3(b)]
- The schedules established under IC 6-1.1-12.1-4(d) for rehabilitated property and under IC 6-1.1-12.1-4.8(1) for vacant buildings apply to any statement of benefits approved on or after July 1, 2000, unless an alternative deduction schedule is adopted by the designating body (IC 6-1.1-12.1-17). The schedules effective prior to July 1, 2000, shall continue to apply to a statement of benefits filed before July 1, 2000.

SECTION 1 TAXPAYER INFORMATION					
Name of taxpayer <b>Tim O. Fortune &amp; Jacqueline Fortune (Request is on behalf of Warren Village, L.P., a to-be-formed entity.)</b>					
Address of taxpayer (number and street, city, state, and ZIP code) <b>211 Woodbine, Terre Haute, IN 47803</b>					
Name of contact person <b>Tim O. Fortune</b>		Telephone number <b>(812) 877-2119</b>		E-mail address	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body <b>City of Terre Haute</b>				Resolution number <b>13, 2012</b>	
Location of property <b>1300 North 25th Street, Terre Haute, IN 47807</b>		County <b>Vigo</b>		DLGF listing district number <b>84-002</b>	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) <b>Warren Village - 111 apartments and community space will be constructed through gut rehabilitation of the Warren School building and new construction on the school grounds.</b>				Estimated start date (month, day, year) <b>11/01/2013</b>	
				Estimated completion date (month, day, year) <b>08/31/2014</b>	
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number <b>4.00</b>	Retirees <b>\$110,250.00</b>	Number retained <b>4.00</b>	Salaries <b>\$110,250.00</b>	Number additional <b>0.00</b>	Salaries <b>\$0.00</b>
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.			REAL ESTATE IMPROVEMENTS		
			COST		ASSESSED VALUE
Current value					<b>217,900.00</b>
Plus estimated value of proposed project					<b>3,700,000.00</b>
Less value of any property being replaced					<b>0.00</b>
Net estimated value upon completion of project					<b>3,481,000.00</b>
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROVIDED BY THE TAXPAYER					
Estimated solid waste converted (pounds) <b>0.00</b>			Estimated hazardous waste converted (pounds) <b>0.00</b>		
Other benefits <ul style="list-style-type: none"> <li>- The project will be a significant improvement to an existing derelict building that is functionally obsolete and an otherwise severely deteriorated neighborhood.</li> <li>- The resulting 111-unit multi-family residential development will have 98% of its units restricted for occupancy by low and moderate income households at affordable rents.</li> <li>- The development will provide rental housing for senior citizens and persons with disabilities.</li> </ul>					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative <i>Tim O. Fortune</i> <i>Jacqueline Fortune</i>			Title <b>Owners</b>		Date signed (month, day, year) <b>8/23/12</b>

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this Economic Revitalization Area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed 10 calendar years\* (see below). The date this designation expires is \_\_\_\_\_.
- B. The type of deduction that is allowed in the designated area is limited to:
- |  |   |  |
|--|---|--|
| 1. Redevelopment or rehabilitation of real estate improvements | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |
| 2. Residentially distressed areas                              | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| 3. Occupancy of a vacant building                              | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
- C. The amount of the deduction applicable is limited to \$ \_\_\_\_\_.
- D. Other limitations or conditions (specify) \_\_\_\_\_.
- E. The deduction is allowed for 10 years\* (see below).
- F. Did the designating body adopt an alternative deduction schedule per IC 6-1.1-12.1-17?  Yes  No  
If yes, attach a copy of the alternative deduction schedule to this form.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (signature and title of authorized member of designating body) <i>Don Morris</i>	Telephone number 812-232-3375	Date signed (month, day, year) 10-11-2012
Submitted by (signature and title of contributor) <i>Russ Hardy</i>	Designated body Terre Haute City Council	

\* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.12-12.1-4.

- A. For residentially distressed areas, the deduction period may not exceed five (5) years.
- B. For redevelopment and rehabilitation or real estate improvements:
1. If the Economic Revitalization Area was designated prior to July 1, 2000, the deduction period is limited to three (3), six (6), or ten (10) years.
  2. If the Economic Revitalization Area was designated after June 20, 2000, the deduction period may not exceed ten (10) years.
- C. For vacant buildings, the deduction period may not exceed two (2) years.

## EXHIBIT A

The following described real estate situated in Vigo County, Indiana, to-wit:

A part of Section 14, Township 12 North, Range 9 West, Vigo County, Indiana, described as follows: Commencing at the center of said Section 14, thence S 00°00'00" E a distance of 1087.35 feet, thence N 90°00'00" W a distance of 25.00 feet, thence S 00°00'00" W a distance of 16.00 feet to the point of beginning of this description; thence S 00°00'00" E a distance of 401.63 feet, thence S 45°00'00" W a distance of 11.31, thence S 90°00'00" W a distance of 499.00 feet, thence N 45°00'00" W a distance of 11.31 feet, thence N 00°00'00" W a distance of 393.63 feet, thence N 45°00'00" E a distance of 11.31 feet, thence N 90°00'00" E a distance of 507.00 feet to the point of beginning and containing 5.11 acres more or less.

Commonly known as 1300 North 25<sup>th</sup> Street, Terre Haute, Indiana.

# TERRE HAUTE **HOUSING** **AUTHORITY**

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May 13<sup>th</sup>, 2024

Office of the Clerk  
City Hall, Room 102  
17 Harding Avenue  
Terre Haute, IN 47807

Dear Michelle,

I have enclosed the Warren Village, L.P. CF-1 real property form for 2024 pay 2025, as well as a copy of the original SB-1 form. We will be seeking tax abatement for this time period based on the Form 11 notice property assessment value of \$3,007,700.

While reviewing our forms, I would kindly request that you take some additional information into account.

Our CF-1 shows eight retained employees and the total of their annual salaries. The retained employees are a full-time property manager, two full-time maintenance employees, and five employees that are allocated to Warren Village on a part-time basis: three for application admissions processing, one for inspections and one for debt collections. I have enclosed a copy of the spreadsheet listing the positions and total salary number presented on the CF-1.

Warren Village pays for a portion of seven board member salaries. In 2024, we hired a landscaping technician for grounds maintenance at the property during the mowing season. We intend to do the same during calendar year 2025. These positions were not included in the employee count or salary total noted on the CF-1.

The Terre Haute Housing Authority's (THHA) personnel complete the property's administrative tasks: e.g. payroll, accounts payable, tenant receipt posting, compliance reporting, and audit assistance. The THHA is reimbursed for their services through monthly fees, so they are not included in the employee count or the salaries reported.

This property is new-construction and mod-rehabilitation. At this point, we have not experienced high turn-over or extensive repairs. As the property ages, we will add to the maintenance staff for Warren Village to uphold the standards we have set for this community.



2001 N. 19<sup>th</sup> Street, Terre Haute, IN 47804  
P.O. BOX 3086 TERRE HAUTE, INDIANA 47803-0086  
812-232-1381 812-234-4164 (FAX) 800-545-1833, ext. 271 (TDD)

# TERRE HAUTE **HOUSING AUTHORITY**



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As you can see, there are many staff members working to make this senior and disabled living facility a safe and welcoming home for 111 local people. We are looking forward to serving the Terre Haute community through the Warren Village property for many years to come. We greatly appreciate all of the support the city and county have given us to make this project possible.

If you have any questions, please feel free to contact me via phone at (812) 232-1381, ext. 200. Thank you so much for your time and consideration.

Sincerely,



Jeff Stewart  
Executive Director  
Housing Authority of the City of Terre Haute  
Warren Village, L.P.

ENCLOSURES

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**HOUSING AUTHORITY** 

2001 N. 19<sup>th</sup> Street, Terre Haute, IN 47804  
P.O. BOX 3086 TERRE HAUTE, INDIANA 47803-0086  
812-232-1381 812-234-4164 (FAX) 800-545-1833, ext. 271 (TDD)

## Warren Village Salary and Positions List

Positions	Total Salary & Benefits
Property Manager	\$ 142,071.99
FT Maintenance Staff	
FT Maintenance Staff	
PT Front Desk	
PT Inspector	
PT Debt Collector	
PT Admissions	