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April 4, 2017

Eddie Felling, City Attorney  
Terre Haute City Legal Department  
17 Harding Avenue, 2<sup>nd</sup> Floor  
Terre Haute, IN 47807

Karrum Nasser, President  
Terre Haute City Council  
c/o Terre Haute City Clerk  
17 Harding Avenue, Room 102  
Terre Haute, IN 47807

Re: Resolution No. 3, 2010 and this Year's CF-1 (2645 S. Joe Fox Street – Holiday Inn Express)

Dear Eddie and Karrum:

It has been brought to my attention that the entry of "TBD" upon the CF-1 form may cause some confusion and that the Council may be concerned that the current assessed value may not be shown.

I spoke to Chad Miller at Katz Sapper & Miller who prepared the form and he explained that the "TBD" is a reference to what was known of the assessed value in 2010 when the SB-1 was filed and that the currently available assessed value ('16 pay '17) is shown in Section 4 as \$4,160,700.00 with a notation that the \$4,160,700.00 is the 2016 assessed value.

I hope this clarifies any confusion.

Very truly yours,

A handwritten signature in black ink, appearing to read "Jeffrey A. Lind", is written over a faint, large watermark of the firm's logo.

Jeffrey A. Lind

cc: Tim Dora  
Chad Miller  
Kevin Minth

FILED  
APR 06 2017  
CITY CLERK



# COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

Slate Form 51766 (R3 / 2-13)

Prescribed by the Department of Local Government Finance

# CONFIDENTIAL

20 17 PAY 20 18

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 6-1.1-12.1-5.1 (c) and (d).

# FILED

APR 03 2017

# 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 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 6-1.1-12.1-5.1(b))
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 Sycamore Hotel Partners, LLC	County Vigo	
Address of taxpayer (number and street, city, state, and ZIP code) 10734 Sky Prairie Street, Fishers, IN 46038	DLGF taxing district number 84009	
Name of contact person Timothy J. Dora	Telephone number ( 317 ) 863-5700	
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of designating body Terre Haute City Council	Resolution number 3, 2010	
Location of property 2645 S. Joe Fox St., Terre Haute, IN 47803	Estimated start date (month, day, year) 03/01/2010	
Description of real property improvements The project would consist of a new 4 story 53,652 square foot Holiday Inn Express hotel which will include 83 rooms consisting of 60 standard size hotel rooms 23 larger suite rooms. The facility will include 144 parking places.	Actual start date (month, day, year) 03/01/2010	
	Estimated completion date (month, day, year) 12/1/2010	
	Actual completion date (month, day, year) 12/1/2010	
SECTION 3 EMPLOYEES AND SALARIES		
<b>EMPLOYEES AND SALARIES</b>	<b>AS ESTIMATED ON SB-1</b>	<b>ACTUAL</b>
Current number of employees	0	32
Salaries	0	\$472,027
Number of employees retained	0	0
Salaries	0	0
Number of additional employees	24	32
Salaries	\$353,250	\$472,027
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>	<b>ASSESSED VALUE</b>
Values before project		
Plus: Values of proposed project		TBD
Less: Values of any property being replaced		
Net values upon completion of project		TBD
<b>ACTUAL</b>	<b>COST</b>	<b>ASSESSED VALUE</b>
Values before project		
Plus: Values of proposed project		*\$4,160,700
Less: Values of any property being replaced		
Net values upon completion of project		
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>	<b>ACTUAL</b>
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 CONTROLLER	Date signed (month, day, year) 3/30/17

\*The assessed value represents the most recent assessment data which is as of January 1, 2016.

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 6-1.1-12.1-5.1 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:

- [X] 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

[Handwritten signature]

Date signed (month, day, year)

4-11-17

Attested by:

[Handwritten signature]

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 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 61767 (R2/1-07)  
Prescribed by the Department of Local Government Finance

20\_\_ PAY 20\_\_  
FORM 68-1 / 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)  
 Existing 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 for after July 1, 1997, and areas designated after July 1, 1997, 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 ER/VR or Form 322 ER/VABD, whichever is applicable, must be filed with the County Auditor by the last of: (1) May 30; or (2) thirty (30) days after the notice of addition to assessed valuation or new assessments is mailed to the property owner at the address shown on the records of the township assessor.
- Property owners whose Statement of Benefits was approved after June 30, 2001, must attach a Form CF-1/Real Property annually to the application to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.1(a) and IC 6-1.1-12.1-5.3(b))
- The schedules established under IC 6-1.1-12.1-4(c) for rehabilitated property and under IC 6-1.1-12.1-4(b) for vacant buildings apply to any statement of benefits approved on or after July 1, 2009. The schedules effective prior to July 1, 2009, shall continue to apply to a statement of benefits filed before July 1, 2009.

SECTION 1 TAXPAYER INFORMATION					
Name of taxpayer Sycamore Hotel Partners, LLO					
Address of taxpayer (include apt and street, city, state, and ZIP code) 9904 North By Northeast Boulevard, Fishers, IN 46037					
Name of contact person Timothy J. Dora		Telephone number (317) 577-8888		E-mail address TDora@dorahotelco.com	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body Tara Haute City Council					Resolution number
Location of property Outlot #3 Sycamore Crossing Replat of Lot 3			County Vigo		PLG# listing district number
Description of real property (redevelopment, rehabilitation (use additional sheets if necessary)) See attached.					Estimated start date (month, day, year) 03/01/2010 Estimated completion date (month, day, year) 12/01/2009
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number 0.00	Salaries \$0.00	Number related 0.00	Salaries \$0.00	Number seasonal 24.00	Salaries \$353,260.00
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 this property is considered:			REAL ESTATE IMPROVEMENTS		
Current Value			COST		
Plus estimated value of proposed project			ASSESSED VALUE		
Less value of any property being replaced			(net) 6,460,000.00		
Net estimated value upon completion of project			0.00		
			8,460,000.00		
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated total waste converted (pounds) 0.00			Estimated hazardous waste converted (pounds) 0.00		
Other benefits					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of contact person 			Title Manager of Class A member		

**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 \_\_\_\_\_ 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 type="checkbox"/> Yes | <input type="checkbox"/> No |
| 2. Residentially distressed areas                              | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 3. Occupancy of a vacant building                              | <input type="checkbox"/> Yes | <input 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 \_\_\_\_\_ years\* (see below).

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>[Signature]</i>	Telephone number 812 232 3375	Date signed (month, day, year) 2-12-10
Attested by (signature and title of witness) <i>[Signature]</i>	Designated body 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.