



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

State Form 51766 (R3 / 2-13)
Prescribed by the Department of Local Government Finance

FILED

APR 28 2017

20__ PAY 20__
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 6-1.1-12.1-5.1 (c) and (d).

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).

CONFIDENTIAL

SECTION 1 TAXPAYER INFORMATION			
Name of taxpayer McCalister Bros, Inc		County Vigo	
Address of taxpayer (number and street, city, state, and ZIP code) 1401 N 13th St. Terre Haute, In 47807		DLGF taxing district number Harrison	
Name of contact person John McCalister		Telephone number (812) 533-1528	
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY			
Name of designating body Common Council of the City of Terre Haute		Resolution number 112008	Estimated start date (month, day, year) 07/01/2008
Location of property 1401 North 13th St. Terre Haute, In 47807		Actual start date (month, day, year) 07/01/2008	
Description of real property improvements Rehab existing building office space. Historic Character. Demolish Dock. Construct 150x 150 steel clear span building		Estimated completion date (month, day, year) 01/01/2010	
		Actual completion date (month, day, year) 07/01/2012	
SECTION 3 EMPLOYEES AND SALARIES			
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		7	7
Salaries		246,000.00	221,705.00
Number of employees retained		7	7
Salaries		246,000.00	221,705.00
Number of additional employees		5	3
Salaries		105,000.00	74,602.00
SECTION 4 COST AND VALUES			
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1		COST	ASSESSED VALUE
Values before project			65,000.00
Plus: Values of proposed project			525,000.00
Less: Values of any property being replaced			40,000.00
Net values upon completion of project			550,000.00
ACTUAL		COST	ASSESSED VALUE
Values before project			65,000.00
Plus: Values of proposed project			263,200.00
Less: Values of any property being replaced			40,000.00
Net values upon completion of project			288,200.00
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		<i>NA</i>	<i>NA</i>
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>John McCalister</i>		Title Pres	Date signed (month, day, year) 4-24-2017

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.

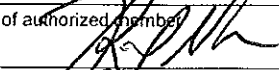
We have reviewed the CF-1 and find that:

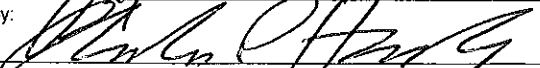
the property owner IS in substantial compliance

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) 5-11-17
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Attested by: 	Designating body Terre Haute City Council
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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)
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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.



**STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51767 (R2 / 1-07)
Prescribed by the Department of Local Government Finance

20__ PAY 20__
FORM SB-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)

CONFIDENTIAL

INSTRUCTIONS:

1. 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)
2. 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.
3. 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.
4. 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 6-1.1-12.1-5.1(b) and IC 6-1.1-12.1-5.3(j))
5. 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. 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 John McCallister, Sr. and Steve McCallister					
Address of taxpayer (number and street, city, state, and ZIP code) 1401 North 13th Street, Terre Haute, IN 47807					
Name of contact person John McCallister, Sr. or Steve McCallister		Telephone number (312) 232-8870		E-mail address	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body Common Council of the City of Terre Haute, Indiana				Resolution number 11, 2008	
Location of property 1401 North 13th Street, Terre Haute, Indiana 47807		County Vigo		DLGF taxing district number 84	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Rehab existing office space consistent with its historic character, demolish old docks and construct new 150x150 structural steel clear span garage/commercial building. See Exhibit A - legal description of real estate				Estimated start date (month, day, year) 07/01/2008	
				Estimated completion date (month, day, year) July, 2009	
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number 7	Salaries \$246,000.00*	Number retained 7	Salaries \$246,000.00	Number additional 6	Salaries \$105,000.00**
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 the property is confidential.			REAL ESTATE IMPROVEMENTS		
			COST		ASSESSED VALUE
Current values			[REDACTED]		65,000.00
Plus estimated values of proposed project			[REDACTED]		200,000.00 525,000
Less values of any property being replaced			[REDACTED]		40,000.00
Net estimated values upon completion of project			[REDACTED]		225,000.00 650,000
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROVIDED BY THE TAXPAYER					
Estimated solid waste converted (pounds) _____			Estimated hazardous waste converted (pounds) _____		
Other benefits *4 full-time salaried employees - \$166,400.00 **3 full-time hourly employees - \$83,000.00			+ 3 full-time hourly employees - \$79,600.00 + 3 part-time hourly employees - \$22,000.00		
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative Steve A McCallister		Title		Date signed (month, day, year) 6/3/08	

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 _____.

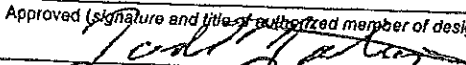
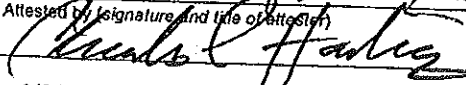
- B. The type of deduction that is allowed in the designated area is limited to:
- 1. Redevelopment or rehabilitation of real estate improvements Yes No
 - 2. Residentially distressed areas Yes No
 - 3. Occupancy of a vacant building Yes No

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).

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)	Telephone number	Date signed (month, day, year)
	812 232 3375	7-17-08
Attested by (signature and title of attester)	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.

EXHIBIT A

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

Lots 17, 18, 19, 20, 21, 22, 23, and 24 Spencer Park Subdivision in the North West Quarter of the South East Quarter of Section 15, Township 12 North, Range 9 West.

Also Part of the North West Quarter of the South East Quarter described to-wit: Beginning at a point in the East line of 13th Street, 14 feet North of the North West corner of Lot 24 Spencer Park Subdivision; East 320 feet to a point 14 North of the North East corner of Lot 17 in said Spencer Park Subdivision; North 143.50 feet; West 256.6 feet to a point on the East line of KKK Avenue; South West 101.55 feet to the East line of 13th Street; South 58 feet to the place of beginning.