

JUL 10 2019

Edwards,Michelle

CITY CLERK

From: Neil Garrison <nvgarrison@gmail.com>
Sent: Tuesday, July 9, 2019 7:46 PM
To: Nation, Todd
Cc: Richard Shagley; Martha Crossen Gmail; Auler,Amy; Curtis DeBaun; Earl Elliott; Don Morris; Azar, George; Karrum Nasser; Edwards,Michelle; Felling,Darrell; Witt, Steve; Bennett,Duke A
Subject: *Ext!* Re: Little Crow Lofts- Occupation Breakdown

External Email - Think Before You Click
- Helpdesk

Thanks for the e-mail and background info todd.

Neil

On 7/8/19, Todd Nation <booknation@gmail.com> wrote:

> To my fellow members of the City Council, Richard, Duke, Eddie,
> Michelle and Steve,
>
> Thanks for sending this info, Richard. I was going to share the letter
> from ARC of Vigo Director David Ofsansky with my fellow council
> members today, but you beat me to it.
>
> For those of you interested, Dave Taylor wrote an informative piece
> about affordable housing that ran in today's Tribune Star. I'm sharing
> it here, in case you missed it:
>
> https://www.tribstar.com/news/local_news/much-needed-housing-being-bui-ilt-planned/article_ac292b86-d48d-5510-a8d3-c983cf6afb21.html
> <https://www.tribstar.com/news/local_news/much-needed-housing-being-bui-ilt-planned/article_ac292b86-d48d-5510-a8d3-c983cf6afb21.html>
>
> In the article, I noted the comments from Terre Haute Housing
> Authority Director Jeff Stewart. You probably remember that Jeff
> appeared before the council back in 2016, pitching the Warren Village
> II project. On behalf of the for-profit development group that was
> formed to undertake this effort, Jeff requested and was granted a ten
> year tax abatement for WVII. From his comments in today's article, it
> sounds like the need for quality affordable housing that we tried to help Jeff address is still there.
>
> Here's a 2016 article recounting the Warren Village II discussion:
>
> https://www.tribstar.com/news/local_news/housing-authority-plans-new-project/article_cf07cf9d-2783-588f-b5f1-f1590d0b8efa.html
> <https://www.tribstar.com/news/local_news/housing-authority-plans-new-project/article_cf07cf9d-2783-588f-b5f1-f1590d0b8efa.html>

>

> Finally, we briefly discussed the Miller Parrott project at a council
 > meeting last month. You probably remember that the council granted a
 > nine year tax abatement for that project, which was awarded the same
 > Federal Tax Credits that Commonwealth has been awarded for their
 > proposed \$10 million YMCA project. Here's an article that mentions our
 > approval of the
 > abatement:

>

> [http://www.indianacentralnews.com/terre-haute-news/th-bpws-oks-tax-ab](http://www.indianacentralnews.com/terre-haute-news/th-bpws-oks-tax-abatement-for-apt-complex-new-payroll-software)
 > [tament-for-apt-complex-new-payroll-software](http://www.indianacentralnews.com/terre-haute-news/th-bpws-oks-tax-abatement-for-apt-complex-new-payroll-software)
 > [tament-for-apt-complex-new-payroll-software](http://www.indianacentralnews.com/terre-haute-news/th-bpws-oks-tax-abatement-for-apt-complex-new-payroll-software)>

>

> You have all probably noted that the YMCA tax abatement has been
 > refiled, with their new request for an eight year abatement appearing
 > on this Thursday's agenda. I hope the shorter time frame will address
 > some of the concerns that led Commonwealth's ten year abatement
 > request to be defeated in June. If you have other concerns, I hope you
 > will address them to me or others who can try to address them before this Thursday's meeting.

>

> Thanks for your attention to this. The effort to repurpose the old
 > YMCA building is important to downtown and my district.

>

> Sincerely,

>

> Todd Nation
 > mobile 812-870-4986

>

>

>

>

>> On Jul 8, 2019, at 10:45 AM, Richard Shagley II
 >> <richards@wsfirm.com>
 >> wrote:

>>

>> Good morning.

>>

>> As you are aware, we represent The Commonwealth Companies
 >> ("Commonwealth").

>>

>> As you know, the request for a 8 year tax abatement will be before
 >> you again this Thursday. For your review, I have forwarded an email
 >> that includes information about the tenants at a similar project
 >> completed by Commonwealth along with the before and after photos. As
 >> you may recall, we discussed this at the previous meetings but I
 >> thought it was important to see actual results.

>>

>> You will notice in the projected tenants for the YMCA project, a
 >> certain number of units have been held for The Arc of Vigo County.
 >> Attached also you will see a June 30, 2019 letter from David
 >> Ofsansky, Executive Director of Arc, to Todd Nation.

>>

>> Once you have had the chance to review the enclosed information, if
 >> you have any questions, or would like to discuss this matter further,
 >> please do not hesitate to contact me.

>>

>> Richard

>>

>> ----- Forwarded message -----

>> From: Kevin McDonell <k.mcdonell@commonwealthco.net>
 >> <mailto:k.mcdonell@commonwealthco.net>>
 >> Date: Wed, Jul 3, 2019 at 4:54 PM
 >> Subject: Little Crow Lofts- Occupation Breakdown
 >> To: Richard Shagley II <richards@wslfirm.com>
 >> <mailto:richards@wslfirm.com>>

>>

>>

>> Richard,

>>

>>

>>

>> Below is the information that I was able to gather on our Little Crow
 >> Lofts community. The 42-Unit Rental Housing Tax Credit apartments
 >> are located at 201 S. Detroit Street in the heart of Warsaw, Indiana
 >> and we fully expect Historic Walnut Square to serve Terre Haute's
 >> downtown workforce just as Little Crow Lofts does. About 20% of the
 >> residents at Little Crow Lofts are seniors. The Unit Breakdown for
 >> Little Crow Lofts averages out to a CMI of 46.67%
 >> (8@30%AMI,10@40%AMI, 12@50%AMI & 12@60%AMI), and the Unit Breakdown
 >> for Historic Walnut Square averages out to a CMI of 60%(10@30%AMI for Arc of Vigo,10@50%AMI, and
 >> 20@80%AMI).

>>

>>

>>

>> Given the City of Terre Haute's plans for a new convention center and
 >> a casino, we strongly believe that providing affordable workforce
 >> housing will continue to grow in importance for the community.

>>

>>

>>

>> List of Occupations- Little Crow Lofts

>>

>> -A Pharmacy Technician at local CVS

>>

>> -Dollar General Clerk

>>

>> -Multiple Grocery Store Clerks working at Owen's

>>

>> -Multiple Retail Managers at Local Main Street Shops

>>

>> -Multiple Retail Clerks at Local Main Street Shops

>>

>> -Multiple Servers, Hosts & Waitresses at the Local & Chain Downtown

>> Restaurants
>>
>> -A Cook at one of the Local Downtown Restaurants
>>
>> -A Convenience Store Clerk
>>
>> -Manufacturing Quality Control Inspector
>>
>> -Assembly Line Technician at Manufacturing Plant
>>
>> -A Barista at the Local Coffee Shop
>>
>>
>>
>> We would love to provide a tour of Little Crow Lofts to any
>> interested Common Council representatives and Community leaders that
>> may have interest. Little Crow Lofts is the historic adaptive reuse
>> of the former Little Crow Foods, that utilized Rental Housing Tax
>> Credits and Historic Tax Credits, just as we are planning to do for the former YMCA property.
>> For reference, I've included our before and after photos for some of
>> our historic adaptive reuse communities (2 of the pictures on the 1st
>> page includes Little Crow Lofts).
>>
>>
>>
>> Have a great 4th!
>>
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>>
>> All the Best,
>>
>>
>> Kevin
>>
>> Kevin McDonell
>>
>> VP of Development | The Commonwealth Companies
>>
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>> <image002.jpg>7447 University Avenue, Suite 210, Middleton, WI 53562
>>
>> office 608.709.5677 | Cell 262.496.9796 | Fax 608.709.5677
>>
>> k.mcdonell@commonwealthco.net <mailto:k.mcdonell@commonwealthco.net>
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>> --
>> Richard J. Shagley II
>> Wright, Shagley & Lowery, P.C.
>> 500 Ohio Street
>> Terre Haute, IN 47807 <<mailto:47807Richards@wslfirm.com>>
>> Richards@wslfirm.com <<mailto:Richards@wslfirm.com>>
>> 812-232-3388
>> 812-232-8817 (fax)
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>> <image001.jpg><BeforeAfter_ProjectPhotos-historic.pdf><ARC

>> Letter.pdf>

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