



COMPLIANCE WITH STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS

State Form 51766 (R3 / 2-13)

Prescribed by the Department of Local Government Finance

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APR 23 2019

2018 PAY 2019

FORM CF-1 / Real Property

CONFIDENTIAL

PRIVACY NOTICE

The cost and any specific individual's name, address, or other information is confidential; the balance of the filing is public record per IC 6-1.1-12-1-5.1(c) and (d).

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APR 23 2019

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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 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	Estimated start date (month, day, year) 10/1/2013
Location of property 1300 North 25th Street, Terre Haute, IN 47807		Actual 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.		Estimated completion date (month, day, year) 8/31/2014
		Actual completion date (month, day, year) 8/8/2014

SECTION 3 EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current number of employees	4	6
Salaries	110,250.00	103,542.00
Number of employees retained	4	3
Salaries	110,250.00	99,287.00
Number of additional employees	0	3
Salaries	0.00	4,255.00

SECTION 4 COST AND VALUES

COST AND VALUES	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
AS ESTIMATED ON SB-1		
Values before project		217,900.00
Plus: Values of proposed project		3,700,000.00
Less: Values of any property being replaced		0.00
Net values upon completion of project		3,481,000.00
ACTUAL		
Values before project		0.00
Plus: Values of proposed project		2,531,400.00
Less: Values of any property being replaced		0.00
Net values upon completion of project		2,531,400.00

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	0.00	0.00
Amount of hazardous waste converted	0.00	0.00
Other benefits: Provides Senior/Disabled rental housing.		

SECTION 6 TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative <i>[Signature]</i>	Title Executive Director	Date signed (month, day, year) 4/23/2019
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**STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51787 (2/3 / 12-11)
Prescribed by the Department of Local Government Finance

20__ PAY 20__
FORM 58-1 / 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 6-1.1-12.1-5.1(b) and IC 6-1.1-12.1-5.3(f))
- The schedules established under IC 6-1.1-12.1-4(e) 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 2		EMPLOYMENT / QUALITY																					
Name of taxpayer Tim O. Fortune & Jacqueline Fortune (Request is on behalf of Warren Village, L.P., a to-be-formed entity.)																							
Address of taxpayer (number and street, city, state, and ZIP code) 211 Woodbine, Terre Haute, IN 47803																							
Name of contact person Tim O. Fortune		Telephone number (812) 877-2119	E-mail address																				
SECTION 3		LOCAL GOVERNMENT DESIGNATION / PROJECT / IC#																					
Name of designating body City of Terre Haute		Resolution number 13, 801a																					
Location of property 1300 North 26th Street, Terre Haute, IN 47807	County Vigo	OLDF taxing district number 84-002																					
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) 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.		Estimated start date (month, day, year) 11/01/2013																					
		Estimated completion date (month, day, year) 08/31/2014																					
SECTION 4						ESTIMATE OF EMPLOYMENT AND SALARIES AS RESULT OF PROPOSED PROJECT																	
Current number 4.00	Salaries \$110,250.00	Number retained 4.00	Salaries \$110,250.00	Number additional 0.00	Salaries \$0.00																		
SECTION 5												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												217,800.00											
Plus estimated values of proposed project												3,700,000.00											
Less values of any property being replaced												0.00											
Net estimated values upon completion of project												3,481,000.00											
SECTION 6												WASTE CONVERTED AND OTHER BENEFITS PROVIDED BY THE TAXPAYER											
Estimated solid waste converted (pounds) 0.00						Estimated hazardous waste converted (pounds) 0.00																	
Other benefits																							
- The project will be a significant improvement to an existing derelict building that is functionally obsolete and an otherwise severely deteriorated neighborhood.																							
- 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.																							
- The development will provide rental housing for senior citizens and persons with disabilities.																							
SECTION 7												TAXPAYER CERTIFICATION											
I hereby certify that the representations in this statement are true.																							
Signature of authorized representative <i>Tim O. Fortune</i>						Title Owner						Date signed (month, day, year) 8/23/12											

Jacqueline Fortune Page 1 of 2

