



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

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

FILED

MAY 09 2022

CITY CLERK

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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 6-1.1-12.1-5.3 (k) and (l).

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	Historic Walnut Square, LLC	County	Vigo
Address of taxpayer (number and street, city, state, and ZIP code)	PO Box 1658 Fond du Lac, WI 54936-1658	DLGF taxing district number	
Name of contact person	David Ritchay	Telephone number	(502) 919-0263
SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY	
Name of designating body	City of Terre Haute, IN	Resolution number	Resolution 3, 2020
Location of property	200 S Sixth Street, Terre Haute, IN 47807	Estimated start date (month, day, year)	06/15/2020
Description of real property improvements	Project entails adaptive reuse of the historic YMCA into 34 units and an additional 6 new construction townhouse style units of affordable rental housing for residents earning 80% of AMI or less.	Actual start date (month, day, year)	08/22/2022
		Estimated completion date (month, day, year)	10/21/2022
		Actual completion date (month, day, year)	
SECTION 3		EMPLOYEES AND SALARIES	
	EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current number of employees	1	1	
Salaries			
Number of employees retained			
Salaries			
Number of additional employees			
Salaries			
SECTION 4		COST AND VALUES	
	COST AND VALUES	REAL ESTATE IMPROVEMENTS	
	AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values before project		210,000.00	
Plus: Values of proposed project		925,110.00	
Less: Values of any property being replaced			
Net values upon completion of project		1,135,110.00	
	ACTUAL	COST	ASSESSED VALUE
Values before project			
Plus: Values of proposed project			
Less: Values of any property being replaced			
Net values upon completion of project			
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			
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>David Ritchay</i>	Title	President
		Date signed (month, day, year)	5/3/22

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)

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:

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)

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

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.

TO: Michelle Edwards, City Council Clerk
City of Terra Haute
17 Harding Ave.
Terre Haute, IN 47807

CC: Jim Bramble, County Auditor
Vigo County
131 Oak Street
Terre Haute, IN 47807

FROM: David Ritchay

DATE: 05/03/2022

RE: Tax Abatement
Historic Walnut Square, LLC (200 S. Sixth Street)

Attached please find a completed and executed CF-1 / Real Property Form (2022 pay 2023) for Historic Walnut Square, LLC for the property located at 200 S Sixth Street, Terre Haute. I request that you please put this on the agenda for the next available City of Terre Haute Council meeting. Once this has been approved we will forward to the Vigo County Auditor.

Should you have any questions after your review of the attached form, please contact me at (502) 558-3377 or d.ritchay@commonwealthco.net.

Thank you.