



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

State Form 51766 (R3 / 2-13)

Prescribed by the Department of Local Government Finance

20 16 PAY 20 17

FORM CF-1 / Real Property

**CONFIDENTIAL**

**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**

MAY 12 2016

**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 Stonehouse Farms LLC		County Vigo	
Address of taxpayer (number and street, city, state, and ZIP code) 1303 E. Industrial Dr., Terre Haute, IN 47802		DLGF taxing district number Harrison	
Name of contact person Curt Stephens		Telephone number ( 812 ) 299-7181	
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY			
Name of designating body Common Council for the City of Terre Haute, IN		Resolution number NO. 34.203	Estimated start date (month, day, year) 6/13/2003
Location of property 4050 Steelton Rd., Terre Haute, IN		Actual start date (month, day, year)	
Description of real property improvements Construction of 120,000 square foot distribution center and warehouse facility for Wabash Valley Packaging Corporation		Estimated completion date (month, day, year) 12/31/03	
		Actual completion date (month, day, year)	
SECTION 3 EMPLOYEES AND SALARIES			
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		23	11
Salaries		813,144.00	316,679.68
Number of employees retained		23	11
Salaries		813,144.00	316,679.68
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			
Plus: Values of proposed project			220,000.00
Less: Values of any property being replaced			0.00
Net values upon completion of project			220,000.00
ACTUAL		COST	ASSESSED VALUE
Values before project			95,200.00
Plus: Values of proposed project			2,165,200.00
Less: Values of any property being replaced			0.00
Net values upon completion of project			2,260,400.00
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			
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 Member Manager	Date signed (month, day, year) 5/9/16

**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) \_\_\_\_\_

**CONFIDENTIAL**

Reasons for the determination (attach additional sheets if necessary):

Significantly less employees.

Signature of authorized member

Date signed (month, day, year)

5-12-16

Attested by:

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)

6-9-16

Location of hearing

CITY HALL COURTROOM

**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)

6-9-16

Attested by:

Designating body

Terre Haute City Council

**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

State Form 27167 (R7/12-01)

Prescribed by the Department of Local Government Finance

# COPY

# CONFIDENTIAL

FORM  
SB - 1

# FILED

### 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 a person installs the new manufacturing equipment, research and development equipment, or 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, or prior to installation of the new manufacturing equipment and / or research and development equipment, BEFORE a deduction may be approved.
- To obtain a deduction, Form 322 ERA, Real Estate Improvements and / or Form 322 ERA PPR & DE, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of (1) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA PPR & DE must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment and / or research and development equipment becomes assessable, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and the extended due date of that year.
- Property owners whose Statement of Benefits was approved after June 30, 1991 must submit Form CF - 1 annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
- The schedules established under IC 6-1.1-12.1-4(d) and IC 6-1.1-12.1-4.5 (e) effective July 1, 2000 apply to any statement of benefits filed on or after July 1, 2000. The schedules effective prior to July 1, 2000 shall continue to apply to those statement of benefits filed before July 1, 2000.

## SECTION 1 TAXPAYER INFORMATION

Name of taxpayer  
**Wabash Valley Packaging Corporation**

Address of taxpayer (street and number, city, state and ZIP code)  
**1303 E. Industrial Dr., Terre Haute, IN 47802**

Name of contact person  
**Ward Hubbard**

Telephone number  
**(812) 299-7181**

## SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body  
**Common Council of the City of Terre Haute, Indiana**

Resolution number  
**34, 2003**

Location of property  
**Steelton & Fruitridge Avenue**

County  
**Vigo**

Taxing district  
**Harrison**

Description of real property improvements and / or new manufacturing equipment and / or research and development equipment (use additional sheets if necessary)  
**Construction of a 120,000 square foot distribution center and warehouse facility for Wabash Valley Packaging Corporation**

	ESTIMATED	
	Start Date	Completion Date
Real Estate	6/15/03	12/31/03
New Mfg Equipment		
R & DE		

## SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
23	\$813,144.00	23	\$813,144.00	-0-	-0-

## 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		Machinery		Research and Development Equipment	
	Cost	Assessed Value	Cost	Assessed Value	Cost	Assessed Value
Current values						
Plus estimated values of proposed project		220,000.00				
Less values of any property being replaced						
Net estimated values upon completion of project		200,000.00				

## SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (pounds) \_\_\_\_\_ Estimated hazardous waste converted (pounds) \_\_\_\_\_

Other benefits: **N/A**

## SECTION 6 TAXPAYER CERTIFICATION

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

Signature of authorized representative  
*Ward Hubbard*

Title  
**President**

Date signed (month, day, year)  
**5/1/03**

**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 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

- 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. Installation of new manufacturing equipment;                 | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 3. Installation of new research and development equipment;      | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 4. Residentially distressed areas                               | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
- C. The amount of deduction applicable for redevelopment or rehabilitation is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_.
- D. The amount of deduction applicable to new manufacturing equipment is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_.
- E. The amount of deduction applicable to new research and development equipment is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_.
- F. Other limitations or conditions (specify) \_\_\_\_\_

**CONFIDENTIAL**

Also we have 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.

approve: (signature and title of authorized member) <i>Chuck Miles</i>	Telephone number (812) 232-3375	Date signed (month, day, year) 6/12/07
tested by <i>Chris Heath</i>	Designated body TEARLE HART 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 6-1.1-12.1-4 or 4.5

7007 1490 0004 8336 4178

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)  
 For delivery information, visit our website at www.usps.com

**OFFICIAL USE**

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Send To  
 Stonehouse Farms / Curt Stephens  
 Street, Apt. No.,  
 or PO Box No. 1303 E. Industrial Dr.  
 City, State, ZIP+4  
 Terre Haute, IN 47803

PS Form 3800, August 2005 See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
  - Print your name and address on the reverse so that we can return the card to you.
  - Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:  
 Stonehouse Farms  
 Attn: Curt Stephens  
 1303 E. Industrial Dr.  
 Terre Haute, IN 47803

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  
 J. Anser  Agent  
 Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No
3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.
4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number (Transfer from service label) 7007 1490 0004 8336 4178

OFFICE OF THE CLERK  
City Hall, Room 102  
17 Harding Avenue  
Terre Haute, Indiana 47807  
812-232-3375

Charles P. Hanley, City Clerk

city of terre haute

Stonehouse Farms LLC  
ATTN: Curt Stephens  
1303 E Industrial Dr  
Terre Haute, IN 47802

May 19, 2016

To Whom It May Concern:

This letter is in reference to the status of your company's tax abatement compliance with the Terre Haute City Common Council for Resolution RS 34, 2003. A meeting was held by the Common Council on May 12, 2016 to discuss tax abatement compliance matters. During this meeting it was determined your company was Not In Substantial Compliance. This determination was based on the review of the information contained in Section 3 for Employee and Salaries as listed on the submitted CF-1 form.

A hearing has been scheduled for June 9, 2016 at 5:00pm (EST) in the City Hall Courtroom. The Courtroom is located at 17 Harding Avenue, City Hall, Terre Haute, Indiana 47807. A representative of your company must appear to answer questions concerning the data provided on the CF-1 form.

If a representative fails to attend the hearing scheduled for June 9, 2016, the Council may consider such as the property owner's failure to make reasonable efforts to comply with the statement of benefits and may vote to terminate the abatement thereby eliminating the deduction, pursuant to I.C. 6-1.1-12.1-5.9(c). Please make sure a representative is available for questions at the hearing.

If you have any questions, please feel free to contact me at 812-244-2131 or [Michelle.Edwards@Terrehaute.In.Gov](mailto:Michelle.Edwards@Terrehaute.In.Gov)

Sincerely,



Michelle Edwards  
Chief Deputy City Clerk/  
Administrative Assistant to City Council