



COMPLIANCE WITH STATEMENT OF BENEFITS FILED
REAL ESTATE IMPROVEMENTS

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

MAY 11 2017

2017 PAY 2018
 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 6-1.1-12.1-5.1 (c) and (d).

CITY CLERK

INSTRUCTIONS:

- 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.
- 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).
- This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
- 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))
- 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).

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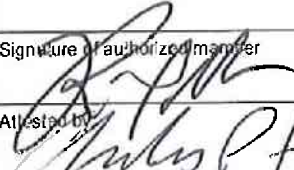

SECTION 1 TAXPAYER INFORMATION			
Name of taxpayer Associated Physicians & Surgeons Clinic III, LLC		County Vigo	
Address of taxpayer (number and street, city, state and ZIP code) 1925 Wabash Ave Terre Haute IN 47807		DLGF taxing district number 84002	
Name of contact person Jeffrey Jungers		Telephone number 812-242-3700	
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY			
Name of designating body Common Council of City of Terre Haute		Resolution number 04-2011	Estimated start date (month, day, year) 08/01/2011
Location of property 1429 N. 6th St. Terre Haute IN 47804		Actual start date (month, day, year) 03/01/2012	
Description of real property improvements: See Attachment No. 1		Estimated completion date (month, day, year) 10/01/2012	
		Actual completion date (month, day, year) 03/11/2013	
SECTION 3 EMPLOYEES AND SALARIES			
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		193	278
Salaries		27,686,805	26,756,901
Number of employees retained		193	278
Salaries		27,686,805	26,756,901
Number of additional employees		See Attachment #2	85
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		18,000,000	
Less: Values of any property being replaced			
Net values upon completion of project		18,000,000	
ACTUAL	COST	ASSESSED VALUE	
Values before project			
Plus: Values of proposed project		10,007,200	
Less: Values of any property being replaced			
Net values upon completion of project		10,007,200	
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: See Attachment			
SECTION 6 TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.			
Signature of authorized representative 		Title Chairman	Date signed (month, day, year) 5/5/17

**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.

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We have reviewed the CF-1 and find that:			
<input checked="" type="checkbox"/> the property owner IS in substantial compliance <input type="checkbox"/> the property owner IS NOT in substantial compliance <input type="checkbox"/> other (specify) _____			
Reasons for the determination (attach additional sheets if necessary)			
Signature of authorized member 		Date signed (month, day, year) 5-11-17	
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.			
Time of hearing <input type="checkbox"/> AM <input type="checkbox"/> PM	Date of hearing (month, day, year)	Location of hearing	
HEARING RESULTS (to be completed after the hearing)			
<input type="checkbox"/> Approved <input type="checkbox"/> Denied (see instruction 4 above)			
Reasons for 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.			



**STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

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

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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)

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 ERAVRE or Form 322 ERAVBD, 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.
- 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)]
- 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 <u>Associated Physicians & Surgeons Clinic III, LLC</u>		
Address of taxpayer (number and street, city, state, and ZIP code) <u>221 S. 6th Street, Terre Haute, IN 47807</u>		
Name of contact person <u>Patrick S. Board</u>	Telephone number <u>(812) 232-3758</u>	E-mail address <u>psboard@uapclinic.co</u>

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body <u>Common Council, City of Terre Haute, IN</u>	Resolution number <u>04-2011</u>
Location of property <u>See Exhibit A</u>	County <u>Vigo</u>
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) <u>See Attachment No. 1</u>	Estimated start date (month, day, year) <u>August 2011</u>
	Estimated completion date (month, day, year) <u>October 2012</u>

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

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
<u>See Attachment No. 2</u>		<u>See Attachment No. 2</u>		<u>2</u>	<u>See Attachment No.</u>

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
		<u>0</u>
		<u>\$18,000,000.00</u>
		<u>\$18,000,000.00</u>

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (pounds) <u>0</u>	Estimated hazardous waste converted (pounds) <u>0</u>
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Other benefits
 AP&S Clinic employees receive pension and comprehensive health benefits. Also, the construction of the real estate improvements would involve utilization of a significant labor force of an estimated 150 union laborers at common construction wages and the use of local suppliers whenever feasible.

SECTION 6 TAXPAYER CERTIFICATION

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

Signature of authorized representative <u>Patrick S. Board</u>	Title <u>CEO</u>	Date signed (month, day, year) <u>4/8/2011</u>
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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 _____ 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 _____ 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)
Attested by (signature and title of attester)	Designated body	

* 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
Attachment No. 1

Description of real property improvements:

Legal Description:

Lot Numbers 1 through 21 in Parkside Subdivision, as recorded in Plat Record 12, Page 42, the same being a Replat of Lots 1-2-3-4-5-6-7-9-10-11-12-13-14-15-16-17-18-19-20-21 of J.E. Voorhees Subdivision of Lot No. 20 of Section 16, Township 12 North, Range 9 West, as recorded in Plat Record 4, Page 31 of the records of the Recorder's Office of Vigo County, Indiana.

ALSO

Voorhees Sub (1502 N 6-1/2 St) 16-12-9 Lot 8

ALSO

Lot Numbers 17 through 32 in Porterfield Place Subdivision, a Subdivision of Lots No. 29 and 30 in the Subdivision of Section 16, Township 12 North, Range 9 West, as recorded in the records of the Recorder's Office of Vigo County, Indiana.

Description of Improvements:

The real property improvements shall consist of the construction of a new medical office building on the land at an estimated cost of Eighteen Million Dollars (\$18,000,000.00). The proposed facility will be a 4-story medical building, of approximately 104,000 square feet in size located on approximately 7.75 acres of ground which will be leased from Union Hospital, Inc.

Attachment No. 2

Estimate of Employees and Salaries as a result of proposed project:

Number of Current and Retained Employees

Salaries

The facility will initially house and retain positions for 33 physicians and 160 staff members.

The current annual payroll for these physicians' is approximately \$ \$21,849,493.00.

The current annual payroll for these full-time staff employees is approximately \$5,837,312.00. (part-time employee positions exist, but are excluded from these figures).

Number of Additional Employees

Salaries

It is projected that with the completion of this facility AP&S will recruit new physicians, over the next five years, to be located at this facility, as follows:

- 2011 - 3 new physicians at a compensation level of \$675K;
- 2012 - 2 new physicians at a compensation level of \$675K;
- 2013 - 2 new physicians at a compensation level of \$575K;
- 2014 - 2 new physicians at a compensation level of \$475K; and
- 2015 - 1 new physician at a compensation level of [REDACTED]

These physicians will include surgeons, specialists and family practitioners. Also, it is estimated that 2 full-time staff employee positions would initially be created for each new physician added, at annual salaries of approximately \$36,000.00 each.

**Associated Physicians & Surgeons Clinic III, LLC
Form CF-1/Real Property**

Section 5

Other benefits:

Associated Physicians & Surgeons Clinic, LLC employees receive pension and comprehensive health benefits.

Also, the construction of the real estate improvements would involve utilization of a significant labor force of an estimated 150 union laborers at common construction wages and the use of local suppliers whenever feasible.