COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

FILED

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

THE PART A MAY 1 1 2023

FORM CF-1 / Real Property

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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).
- 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).

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).

SECTION 1	TAXPAYER INFORMATION		Difference of the last of the		
Name of taxpayer			County		
Warren Village, L.P.			Vigo		
Address of taxpayer (number and street, city, state, and ZIP co	ode)		DLGF taxing dis	trict number	
P.O. Box 3086, 2001 N. 19th St, Terre Haute,	IN 47804		84-002		
Name of contact person			Telephone numb	er	
Jeff Stewart			(812) 232-1381		
SECTION 2	OCATION AND DESCRIPTION OF PROPER	ΤΥ			
Name of designating body	Resolution number		Estimated start date (month, day, year)		
City of Terre Haute	13, 2012		10/1/2013		
Location of property			Actual start date (month, day, year)		
1300 North 25th Street, Terre Haute, IN 47807	<u></u>		10/1/2013		
Description of real property improvements Warren Village - 111 apartments and com	munity space was constructed throu	gh gut	Estimated comp 8/31/2014	letion date (month, day, year	
rehabilitation of the Warren School building and new construction on the school gi			Actual completic 8/8/2014	n date (month, day, year)	
SECTION 3	EMPLOYEES AND SALARIES	STATE OF THE PARTY.	END ASSE	ALL DO COR TO THE	
EMPLOYEES A		AS ESTIMA	TED ON SB-1	ACTUAL	
Current number of employees		4		7	
Salaries		110,250.00	10,250.00 125,95		
Number of employees retained		7		7	
Salaries		110,250.00		125,950.08	
Number of additional employees		0 0		0	
Salaries		0		0	
SECTION 4	COST AND VALUES	STATE OF		البياراتي والتراجي	
COST AND VALUES	REAL ESTAT	E IMPROVEM	ENTS		
AS ESTIMATED ON SB-1	COST		ASSESSI	ED VALUE	
Values before project		217,900.00			
Plus: Values of proposed project		3,700,000.00			
Less: Values of any property being replaced		0			
Net values upon completion of project		3.481.000.00			
ACTUAL	COST		ASSESSI	ED VALUE	
Values before project		0			
Plus: Values of proposed project	MAY 1 2023 2,921,300.0		,		
Less: Values of any property being replaced	MIAI 2020 0				
Net values upon completion of project	RTED AND OTHER BENEFITS PROMISED B				
SECTION 5 WASTE CONVE			TED ON SB-1	ACTUAL	
Amount of solid waste converted	OTHER BENEFITS	0	IED ON OB-1	0	
Amount of hazardous waste converted		0		0	
Other benefits:					
SECTION 6	TAXPAYER CERTIFICATION	TO STATE OF	Water Street	AND THE CANA	
	certify that the representations in this stateme	nt are true.			
Signature of authorized representative	Title Executive Director		Date signed (05/04/202	month, day, year)	

CONFIDENTIAL

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)

- Not later than forty-five (45) days after receipt of this form, the designating body <u>may</u> determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
- 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
	erty owner shall receive the opportunity for a hearing. The following date and ing must be held within thirty (30) days of the date of mailing of this notice.)
Time of hearing AM Date of hearing (month, day, year) Location o	f hearing
HEARING RESULTS (to be	e 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 Circuit or Superior Court together with a bond conditioned to pay the	appeal the designating body's decision by filing a complaint in the office of the costs of the appeal if the appeal is determined against the property owner.



PAY 20_ 24_ FORM 88-1 / Real Property

This statement to being completed for real property that qualifies under the following Indiana Code (aheat one bax):

| Redevelopment or rehabilitation of real estate improvements (IC 8-1.1-12.1-4)

Eligible vacani building (IC 6-1,1-12,1-4.8)

INSTRUCTIONS:

INSTITUTE IN INSTITUTE.

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public houring if the designating body requires information from the applicant in mething its designating should be extended to the designating body BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claims 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)

2. Approved 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.

3. To obtain a deduction, application Form 322 ERAFTE or Form 322 ERAFTED, 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 lowestial assessor, if any, or the county assessor.

shown on the records of the township assessor, if any, or the county assessor.

4. Property owners whose Sistement 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))

5. The schedules established under IC 6-1.1-12.1-4(d) for rehabilished property and under IC 6-1.1-12.1-4.8(1) for vacant buildings apply to any elatomont

Tim O. Fortune & Jacqueline Fortune (Request is on behalf of Warren Village, L.P., a to-be-formed entity.) 211 Woodbine, Terre Heute, IN 47803 (axe of ortical person Tim O. Fortune Septimize Loc Attributable ESCHIFFIGN OF LROPOSCOPEG (ECC) (812) 877-2119 Septimize Loc Attributable ESCHIFFIGN OF LROPOSCOPEG (ECC) Lame of designating body Cliy of Terre Haute Cliy of Terre Hau	SECTION 1		1AXPAY	RESERVATION				
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Jun C Furtifice Owners 8/23/12	I hereby certify the	hat the representations in	this statement are true	•				
Jacqueline Tortune Pago 1 di 2	_/ /	Furte	Dies	Owner	8	Date signe		
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	NX							

FOR USE OF	THE DESIGNATING BODY	
We have reviewed our prior actions relating to the designation of this adopted in the resolution previously appeared by this body. Said res		
A. The designated area has been limited to a period of time not to expires is	o exceed 10 colandar	years * (see below). The date this designation
B. The type of deduction that is allowed in the designated area is Redevelopment or rehabilitation of real estate improvement Residentially distressed areas Occupancy of a vessent building		
C. The amount of the deduction applicable is limited to \$	C) tes (D)460	
D. Other finitetions or conditions (specify)		A CONTRACT CONTRACTOR
E. The deduction is ellowed for	years' (see below).	
We have also reviewed the information contained in the statement of determined that the lotality of benefits is sufficient to justify the deduc		s and expectations are reasonable and have
proved (Algorithm are hille of eatherized member of destignating body)	Telephone number 812 3.32 3	37J Dete signed (month, day; year)
Calo Hayle	Designated body Terre Hau	ute City Council
" If the designating body limits the time period dulling which an area is entitled to receive a deduction to a number of years designated under	an economic revitalization area, il	
For residentially distressed areas, the deduction period may not e. For redevelopment and rehabilitation or real estate improvements: If the Economic Revitalization Area was designated prior to Jul	cceed five (5) years.	
2. If the Economic Revitalization Area was designated after June	y 1, 2000, the deduction period is 1	entred to introd (3), set (6), or len (10) years.

EXHIBIT A

The following described real estate situated in Vigo County, Indiana, to-wit:

A part of Section 14, Township 12 North, Range 9 West, Vigo County, Indiana, described as follows: Commencing at the center of said Section 14, thence S 00°00'00" E a distance of 1087.35 feet, thence N 90°00'00" W a distance of 25.00 feet, thence S 00°00'00" W a distance of 16.00 feet to the point of beginning of this description; thence S 00°00'00" E a distance of 401.63 feet, thence S 45°00'00" W a distance of 11.31, thence S 90°00'00" W a distance of 499.00 feet, thence N 45°00'00" W a distance of 11.31 feet, thence N 00°00'00" W a distance of 393.63 feet, thence N 45°00'00" E a distance of 11.31 feet, thence N 90°00'00" E a distance of 507.00 feet to the point of beginning and containing 5.11 acres more or less.

Commonly known as 1300 North 25th Street, Terre Haute, Indiana.

May 4th, 2023

Office of the Clerk City Hall, Room 102 17 Harding Avenue Terre Haute, IN 47807

Dear Michelle,

I have enclosed the Warren Village, L.P. CF-1 real property form for 2022 pay 2023, as well as a copy of the original SB-1 form. We will be seeking tax abatement for this time period based on the Form 11 notice property assessment value of \$2,921,300.

While reviewing our forms, I would kindly request that you take some additional information into account.

Our CF-1 shows seven retained employees and the total of their annual salaries. The retained employees are a full-time property manager, two full-time maintenance employees, and four employees that are allocated to Warren Village on a part-time basis: three for application admissions processing and one for debt collections. I have enclosed a copy of the spreadsheet listing the positions and total salary number presented on the CF-1.

Warren Village pays for a portion of seven board member salaries. In 2022, we hired a landscaping technician for grounds maintenance at the property during the mowing season. We intend to do the same during calendar year 2023. These positions were not included in the employee count or salary total noted on the CF-1.

The Terre Haute Housing Authority's (THHA) personnel complete the property's administrative tasks: e.g. payroll, accounts payable, tenant receipt posting, compliance reporting, and audit assistance. The THHA is reimbursed for their services through monthly fees, so they are not included in the employee count or the salaries reported.

This property is new-construction and mod-rehabilitation. At this point, we have not experienced high turn-over or extensive repairs. As the property ages, we will add to the maintenance staff for Warren Village to uphold the standards we have set for this community.





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As you can see, there are many staff members working to make this senior and disabled living facility a safe and welcoming home for 111 local people. We are looking forward to serving the Terre Haute community through the Warren Village property for many years to come. We greatly appreciate all of the support the city and county have given us to make this project possible.

If you have any questions, please feel free to contact me via phone at (812) 232-1381, ext. 200. Thank you so much for your time and consideration.

Sincerely,

Jeff Stewart

Executive Director

Housing Authority of the City of Terre Haute

Warren Village, L.P.

ENCLOSURES

Warren Village Salary and Positions List

Positions	Total Salary & Benefits		
Property Manager	\$		
FT Maintenance Staff		× -	
FT Maintenance Staff			
PT Front Desk			
PT Debt Collector			
PT Admissions			