

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

State Form 51766 (R3 / 2-13)

Prescribed by the Department of Local Government Finance

20 15 PAY 20 16

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).

**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).

FEB 25 2016

CITY CLERK

SECTION 1 TAXPAYER INFORMATION			
Name of taxpayer <b>Gageview Enterprises LLC</b>		County <b>Vigo</b>	
Address of taxpayer (number and street, city, state, and ZIP code) <b>1301 Ohio St Terre Haute, IN 47807</b>		DLGF taxing district number <b>84-002</b>	
Name of contact person <b>David Goss</b>		Telephone number <b>( 812 ) 232-7784</b>	
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY			
Name of designating body <b>Common Council of Terre Haute IN</b>		Resolution number <b>07-2013</b>	Estimated start date (month, day, year) <b>7/1/13</b>
Location of property <b>1301 Ohio St</b>		Actual start date (month, day, year) <b>9/17/13</b>	
Description of real property improvements <b>Demolition of current structure and completion of new 10,000 square ft plus office/warehouse</b>		Estimated completion date (month, day, year) <b>12/1/13</b>	
		Actual completion date (month, day, year) <b>6/1/14</b>	
SECTION 3 EMPLOYEES AND SALARIES			
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		<b>13</b>	<b>15</b>
Salaries		<b>655,417.00</b>	<b>798,647.50</b>
Number of employees retained		<b>13</b>	<b>9</b>
Salaries		<b>655,417.00</b>	<b>582,028.01</b>
Number of additional employees		<b>4</b>	<b>6</b>
Salaries		<b>180,000.00</b>	<b>155,427.58</b>
SECTION 4 COST AND VALUES			
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	
Values before project		<b>110,000</b>	
Plus: Values of proposed project		<b>1,200,000</b>	
Less: Values of any property being replaced		<b>110,000</b>	
Net values upon completion of project		<b>1,090,000</b>	
ACTUAL	COST	ASSESSED VALUE	
Values before project		<b>110,000</b>	
Plus: Values of proposed project		<b>654,700</b>	
Less: Values of any property being replaced		<b>110,000</b>	
Net values upon completion of project		<b>654,700</b>	
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		<b>0</b>	<b>0</b>
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 <b>Member LLC</b>	Date signed (month, day, year) <b>2/24/2016</b>

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 6-1.1-12.1-5.1 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) \_\_\_\_\_

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

*[Signature]*

Date signed (month, day, year)

03-10-2016

Attested by:

*[Signature]*

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)

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.

IBE Employment Summary  
February 23, 2016

-IBE had 13 employees at the time of the Tax Abatement approval  
Spring 2013

-IBE currently has 15 employees. Four of the original employees are no longer with IBE.

Print Shop Mgr-Fired and Replaced  
Analyst-Moved S. Illinois for Family Reasons  
Asst Controller- Spouse Transferred to Ohio  
Sr Sales Rep- Retired to Part Time Job

-6 New Employees have been hired and we will probably source for 1 additional Sales Rep in the next 12 months

-Actual salary figure of \$798,647 includes 2015 partial year for non-retained employees.

-All employees ( noncommissioned sales) have received a 3% pay increase each year and remain eligible for healthcare and the company 401K



# STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R4 / 2-13)

Prescribed by the Department of Local Government Finance

# CONFIDENTIAL

2013 PAY 2014

FORM SB-1 / Real Property

## PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the form is public record per IC 6-1.1-12.1-5.1(c) and (d).

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)  
☐ Residentially distressed area (IC 6-1.1-12.1-4.1)

### 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, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. If the property owner misses the May 10 deadline in the initial year of occupation, he can apply between March 1 and May 10 of a subsequent year.
- 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 apply to any economic revitalization areas designated after June 30, 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 economic revitalization areas designated before July 1, 2000.

### SECTION 1

### TAXPAYER INFORMATION

Name of taxpayer

Gageview Enterprises, LLC

Address of taxpayer (number and street, city, state, and ZIP code)

7913 Marblehead Court, Terre Haute, IN 47802

Name of contact person

Jeffrey A. Lewellyn

Telephone number

( 812 ) 232-4311

E-mail address

jalewellyn@wilkinsonlaw.com

### SECTION 2

### LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body

Common Council of Terre Haute, Indiana

Resolution number

07-2013

Location of property

1301 Ohio Street, Terre Haute, IN

County

Vigo

DLGF taxing district number

84

Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary)

10,000 sq. ft. commercial office building with paved parking lot.

Estimated start date (month, day, year)

07/01/2013

Estimated completion date (month, day, year)

12/01/2013

### SECTION 3

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

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
13.00	\$655,417.00	13.00	\$655,417.00	4.00	\$180,000.00

### SECTION 4

### ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values		110,000.00
Plus estimated values of proposed project		1,200,000.00
Less values of any property being replaced		110,000.00
Net estimated values upon completion of project		1,090,000.00

### SECTION 5

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

Estimated solid waste converted (pounds) 0.00

Estimated hazardous waste converted (pounds) 0.00

Other benefits

The employees, current and additional, receive 401K retirement benefits with employer contribution and health and dental insurance. The improvements will be constructed with local contractors and subcontractors. True Tax Value of improvements will be determined pursuant to Indiana Code.

### SECTION 6

### TAXPAYER CERTIFICATION

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

Signature of authorized representative

David A. Goss

Title

Manager-Member

Date signed (month, day, year)

7/26/13



**FOR USE OF THE DESIGNATING BODY**

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be 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
- 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*).
- F. Did the designating body adopt an alternative deduction schedule per IC 6-1.1-12.1-17? ☐ Yes ☐ No  
If yes, attach a copy of the alternative deduction schedule to this form.

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 ( <i>signature and title of authorized member of designating body</i> )	Telephone number (      )	Date signed ( <i>month, day, year</i> )
Attested by ( <i>signature and title of attester</i> )	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 6-1.1-12.1-4.

- 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 30, 2000, and is not in a residentially distressed area, the deduction period may not exceed ten (10) years.

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