

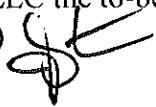
FILED

M E M O R A N D U M

MAR 22 2017

CITY CLERK

TO: Michelle L. Edwards, Chief Deputy City Clerk, City of Terre Haute
Jim Bramble, Auditor, Vigo County

FROM: Jeff Stewart, Low Income Housing Development Corporation of Terre Haute (the sole member of LIHDC-Warren Village II, LLC the to-be-formed general partner of to-be formed Warren Village II, L.P. (owner)) 

DATE: March 17, 2017

RE: Real Property Tax Abatement - Compliance Reporting

Attached please find the completed CF-1/RP form for 2017 Pay 2018. The "Actual" data entry fields have been left blank since the real property improvements for which the tax abatement was approved have not yet begun. The project to construct 38 units on scattered sites in Terre Haute (to be known as Warren Village II, an affordable apartment community, has been delayed by 12 months as proposed in the tax abatement application due to a failure to secure an allocation of tax credits on February 23, 2017.

LIHDC intends to re-apply for credits in November 2017 with an anticipated start date of October 2018.



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

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

CONFIDENTIAL

20 17 PAY 20 18

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).

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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 LIHDC/City of Terre Haute Dept. of Redevelopment on behalf of Warren Village II, L.P. (to be formed)		County Vigo	
Address of taxpayer (number and street, city, state, and ZIP code) P.O. Box 3086, 2001 N. 19th St., Terre Haute, IN 47804		DLGF taxing district number 84-002	
Name of contact person Jeff Stewart		Telephone number (812) 232-1381	
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY			
Name of designating body City of Terre Haute		Resolution number 14, 2016	Estimated start date (month, day, year) 10/1/18
Location of property 2420 5th Ave., Terre Haute and parcels described on attached Exhibit A		Actual start date (month, day, year)	
Description of real property improvements The construction of a multi-family rental project consisting of 22 one-bedroom apartments and 16 single-family homes on 15 individual sites.		Estimated completion date (month, day, year) 12/1/19	
		Actual completion date (month, day, year)	
SECTION 3 EMPLOYEES AND SALARIES			
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		0	
Salaries		\$0	
Number of employees retained		0	
Salaries		\$0	
Number of additional employees		1	
Salaries			
SECTION 4 COST AND VALUES			
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1		COST	ASSESSED VALUE
Values before project			\$0
Plus: Values of proposed project			\$816,041
Less: Values of any property being replaced			\$0
Net values upon completion of project			\$816,041
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		0	
Amount of hazardous waste converted		0	
Other benefits:			
SECTION 6 TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.			
Signature of authorized representative 		Title Executive Director	Date signed (month, day, year) 3-17-17

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

Date signed (month, day, year)

4-11-17

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. (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 5 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.

Exhibit A

Description of Real Estate

All parcels located in Terre Haute, Indiana

1. Parcel ID 84-06-15-453-001 000-002, located at 1301 3rd Avenue
2. Parcel ID 84-06-15-453-002 000-002, located at 1305 3rd Avenue
3. Parcel ID 84-06-15-453-003 000-002, located at 1309 3rd Avenue
4. Parcel ID 84-06-14-178-015 000-002, located at 2419 Buckeye Street
5. Parcel ID 84-06-14-381-021 000-002, located at 2430 2nd Avenue
6. Parcel ID 84-06-27-159-001 000-002, located at 902 S. 9th Street
7. Parcel ID 84-06-27-159-006 000-002, located at 924 S. 9th Street
8. Parcel ID 84-06-27-202-013 000-002, located at 427 S. 14th Street
9. Parcel ID 84-06-23-105-016 000-002, located at 2136 Elm Street
10. Parcel ID 84-06-22-453-014 000-002, located at 109 Gilbert Avenue
11. Parcel ID 84-06-22-453-015 000-002, located at 117 Gilbert Avenue
12. Parcel ID 84-06-27-227-023 000-002, located at 423 S. 1st Street
13. Parcel ID 84-06-23-105-002 000-002, located at 2109 Locust Street
14. Parcel ID 84-06-22-207-001 000-002, located at 1439 Elm Street
15. Parcel ID 84-06-23-106-010 000-002, located at 2131 Elm Street (a known designated Brownfield site)