

JUL 08 2019

Edwards,Michelle

From: Richard Shagley II [richards@wslfirm.com]
Sent: Monday, July 08, 2019 10:46 AM
To: Nation, Todd; Auler, Amy; Earl Elliott; Don Morris; Neil Garrison; Azar, George; Martha Crossen Gmail; Curtis DeBaun IV; Karrum Nasser
Cc: Edwards, Michelle; Felling, Darrell
Subject: *Ext!* Fwd: Little Crow Lofts- Occupation Breakdown
Attachments: image001.jpg; BeforeAfter_ProjectPhotos-historic.pdf; ARC Letter.pdf

CITY CLERK

****External Email - Think Before You Click****

- Helpdesk

Good morning.

As you are aware, we represent The Commonwealth Companies ("Commonwealth").

As you know, the request for a 8 year tax abatement will be before you again this Thursday. For your review, I have forwarded an email that includes information about the tenants at a similar project completed by Commonwealth along with the before and after photos. As you may recall, we discussed this at the previous meetings but I thought it was important to see actual results.

You will notice in the projected tenants for the YMCA project, a certain number of units have been held for The Arc of Vigo County. Attached also you will see a June 30, 2019 letter from David Ofsansky, Executive Director of Arc, to Todd Nation.

Once you have had the chance to review the enclosed information, if you have any questions, or would like to discuss this matter further, please do not hesitate to contact me.

Richard

----- Forwarded message -----

From: Kevin McDonell <k.mcdonell@commonwealthco.net>
Date: Wed, Jul 3, 2019 at 4:54 PM
Subject: Little Crow Lofts- Occupation Breakdown
To: Richard Shagley II <richards@wslfirm.com>

Richard,

Below is the information that I was able to gather on our Little Crow Lofts community. The 42-Unit Rental Housing Tax Credit apartments are located at 201 S. Detroit Street in the heart of Warsaw, Indiana and we fully expect Historic Walnut Square to serve Terre Haute's downtown workforce just as Little Crow Lofts does. About 20% of the residents at Little Crow Lofts are seniors. The Unit Breakdown for Little Crow Lofts averages out to a CMI of 46.67% (8@30%AMI, 10@40%CMI, 12@50%AMI & 12@60%CMI), and the Unit Breakdown for Historic Walnut Square averages out to a CMI of 60% (10@30%AMI for Arc of Vigo, 10@50%AMI, and 20@80%AMI).

Given the City of Terre Haute's plans for a new convention center and a casino, we strongly believe that providing affordable workforce housing will continue to grow in importance for the community.

List of Occupations- Little Crow Lofts

- A Pharmacy Technician at local CVS
- Dollar General Clerk
- Multiple Grocery Store Clerks working at Owen's
- Multiple Retail Managers at Local Main Street Shops
- Multiple Retail Clerks at Local Main Street Shops
- Multiple Servers, Hosts & Waitresses at the Local & Chain Downtown Restaurants
- A Cook at one of the Local Downtown Restaurants
- A Convenience Store Clerk
- Manufacturing Quality Control Inspector
- Assembly Line Technician at Manufacturing Plant
- A Barista at the Local Coffee Shop

We would love to provide a tour of Little Crow Lofts to any interested Common Council representatives and Community leaders that may have interest. Little Crow Lofts is the historic adaptive reuse of the former Little Crow Foods, that utilized Rental Housing Tax Credits and Historic Tax Credits, just as we are planning to do for the former YMCA property. For reference, I've included our before and after photos for some of our historic adaptive reuse communities (2 of the pictures on the 1st page includes Little Crow Lofts).

Have a great 4th!

All the Best,

Kevin

[KEVIN MCDONELL](#)



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Please consider the environment before printing this email. Thank you.

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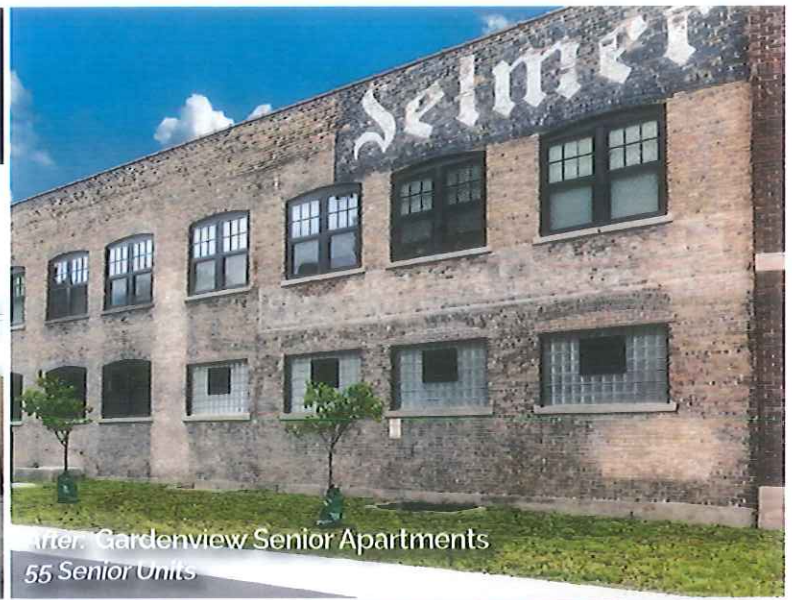
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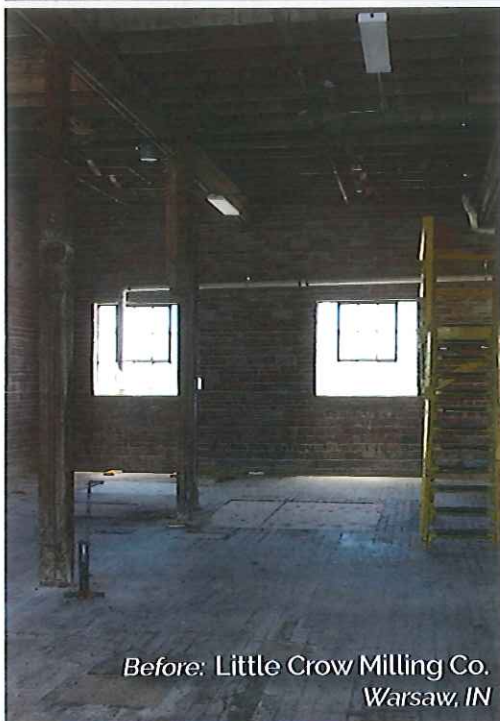
Historic



Before: H. & A. Selmer Inc.
Elkhart, IN



After: Gardenview Senior Apartments
55 Senior Units



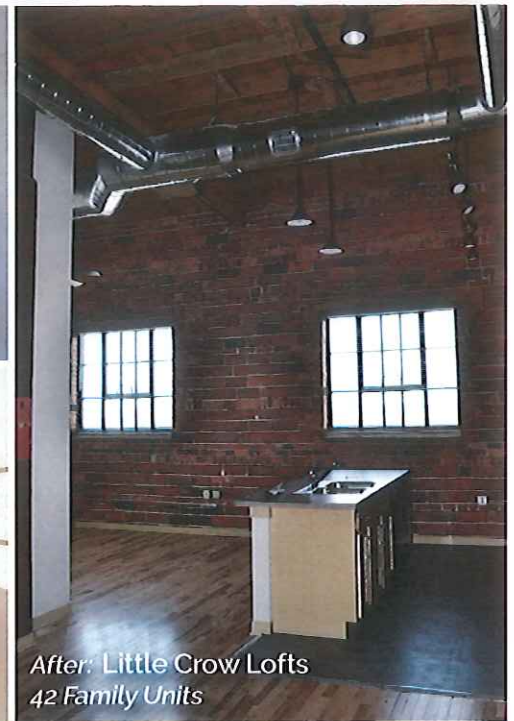
Before: Little Crow Milling Co.
Warsaw, IN



After: Elementary School Apartments
36 Family Units



Before: Schofield Elementary School
Schofield, WI



After: Little Crow Lofts
42 Family Units



Before: A. F. Meckelburg Sash and Door Co.
Milwaukee, WI



After: Garfield Park Apartments
69 Senior Units



For more information, go to:

www.commonwealthco.net/development

920.922.8170

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Historic



Before: Blue Bell, Inc.
Columbia City, IN



After: Historic Blue Bell Lofts
52 Senior Units



Before: Mandan Junior High School
Mandan, ND



After: Parish School Apartments
47 Family Units



Before: St. Joe's School
Fond du Lac, WI



After: Historic Apartments on 4th
39 Family Units



Before: Historic Lincoln School
Shawano, WI



After: Historic Lincoln School Apartments
24 Family Units



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June 30, 2019

Mr. Todd Nation
City Councilman, 4th District
677 Wabash Avenue
Terre Haute, IN 47807

Re: Affordable & Accessible Housing – Terre Haute

Dear Councilman Nation,

I appreciate the opportunity to share information regarding the Arc of Vigo County's commitment to advocate for affordable and accessible housing options for persons with intellectual and developmental disabilities.

The Arc of Vigo County, Inc. (The Arc) is a non-profit organization committed to providing a variety of home and community based services to individuals with disabilities. Originally founded in 1966, The Arc is a premier advocacy and service agency, which facilitates the integration of persons with intellectual and developmental disabilities into all aspects of community living.

In the course of our service, we often observe a lack of both affordable and accessible housing options for our clients, and therefore welcome any opportunities which may create living situations allowing our clients a greater level of independence. Many of our independent clients subsist solely on Social Security income and must share living arrangements with others in order to minimize rent and utility costs. Even in a shared living environment, money can be tight. Most often, the highest single monthly expense for our clients is the cost of rent.

While the Arc does not endorse any particular provider of rental housing in our community, we constantly seek out apartments with affordable rent rates and work with a variety of property owners to ensure the locations our clients, families, or guardians ultimately choose are as safe, clean, and affordable as possible.

I do not have specific statistics on the availability of affordable and accessible housing in our area; however, it is a consistent challenge our clients face.

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For people with intellectual and developmental disabilities



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In light of these considerations, The Arc welcomes any opportunities for community development of affordable and accessible housing options for disabled individuals who live and work in our community, and we appreciate your concern for and support of these efforts.

Respectively,

David Ofsansky
Executive Director