



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R4 / 1-21)

Prescribed by the Department of Local Government Finance

CONFIDENTIAL

20 20 PAY 2021

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 6-1-12-1-5.3(k) and (l).

FILED

MAY 11 2021

CITY CLERK

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 17, 2021, 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).

SECTION 1 TAXPAYER INFORMATION	
Name of taxpayer Gageview Enterprises	County Vigo
Address of taxpayer (number and street, city, state, and ZIP code) 1301 Ohio Street	DLGF taxing district number 84-002
Name of contact person David A. Goss	Telephone number (812) 249-2974
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY	
Name of designating body Common Council of Terre Haute Indiana	Resolution number 07-2013
Location of property 1301 Ohio Street; Terre Haute, IN 47807	Estimated start date (month, day, year) 07/01/2013
Description of real property improvements Demolition of current structure and completion of new 10,000 square ft plus office/warehouse	Actual start date (month, day, year) 09/17/2013
	Estimated completion date (month, day, year) 12/01/2013
	Actual completion date (month, day, year) 06/01/2014
SECTION 3 EMPLOYEES AND SALARIES	
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1
Current number of employees	13
Salaries	665,417.00
Number of employees retained	13
Salaries	665,417.00
Number of additional employees	4
Salaries	180,000.00
SECTION 4 COST AND VALUES	
COST AND VALUES	REAL ESTATE IMPROVEMENTS
AS ESTIMATED ON SB-1	COST
Values before project	
Plus: Values of proposed project	
Less: Values of any property being replaced	
Net values upon completion of project	
ACTUAL	COST
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
Amount of solid waste converted	
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 <i>David A. Goss</i>	Title Member LLC
	Date signed (month, day, year) 5/5/2021

**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)

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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

D. Carl Elliott

Date signed (month, day, year)

JUNE 3, 2021

Attested by:

Michelle Redwood

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.

Gageview Enterprises continues to own the building and property located at 1301 Ohio St. In the past this building was leased to Indiana Business Equipment (IBE).

IBE created the jobs, salaries etc listed on the original Statement of Benefits and subsequent Compliance Forms.

IBE was sold to the Gordon Flesch Company in December of 2019 and continues the lease and ongoing business operation at this location. Employment and salary figures supplied are from Gordon Flesch operations in 2020.

David A. Goss
Gageview Enterprises



**STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51767 (R4 / 2-13)
Prescribed by the Department of Local Government Finance

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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 filing 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 13.00	Salaries \$655,417.00	Number retained 13.00	Salaries \$655,417.00	Number additional 4.00	Salaries \$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) 4/26/13	