

**Martinsville
Common Council
Meeting Agenda
Tuesday, May 27,
2025
7:00 PM - Council
Chambers**



Call to Order, Invocation, and Pledge of Allegiance

Roll Call

Consideration of the Minutes

Documents:

[MAY 12, 2025, COMMON COUNCIL MEETING MINUTES.PDF](#)

New Business

A. Consideration of Statements of Benefit - Tax Abatements

Documents:

[STATEMENT OF BENEFITS - TAX ABATEMENTS.PDF](#)

Consideration of Claims

Council Comments

Public Comments

Next Regular Meeting

The next Regular Meeting will be on Monday, June 9, 2025, at 7:00 PM in the Council Chambers

Adjournment

Any individual who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a public meeting, program, service, or activity of the City of Martinsville, IN contact Ben Merida, ADA Coordinator, 995 Rogers Road, Martinsville, IN 46151, 765-342-6012, as soon as possible, but no later than 48 hours before the scheduled event.

**MARTINSVILLE COMMON COUNCIL
MARTINSVILLE INDIANA
MORGAN COUNTY, INDIANA
MONDAY, MAY 12, 2025**

CALL TO ORDER, INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Costin called the Martinsville Common Council meeting to order on Monday, May 12, 2025. Rick Bailey of Liberty Christian Church led the prayer for those in attendance. Mayor Costin then led the attendees in the Pledge of Allegiance.

ROLL CALL

Kenny Costin, Mayor - Present
Phil Deckard Sr, District 1 - Present
Ben Mahan, District 2 - Absent
Josh Ferran District 3 - Present
Suzie Lipps, District 4 - Present
Phil Deckard II, District 5 - Present
Ann Miller, Councilwoman-at-Large - Present
John Badger XIV, Councilman-at-Large - Present
Dale Coffey, Attorney - Present
Brandy Simpson, Clerk - Present

A quorum was declared present.

MINUTES

Mayor Costin presented the minutes of the April 28, 2025, meeting to the Council. A motion to approve the minutes as presented was made by Councilman John Badger. Councilwoman Suzie Lipps seconded the motion. The minutes were approved 6-0.

NEW BUSINESS

Consideration of Resolution 2025-0708 – Reaffirming Adherence to 2 CFR 220 for Cost Reimbursement Contracts – City Attorney Dale Coffey presented the resolution for the council’s consideration. Councilwoman Ann Miller made a motion to approve the resolution as presented. Councilman John Badger seconded the motion. The motion passed 6-0.

CLAIMS

A motion to approve the claim dockets as presented was made by Councilman John Badger. Councilwoman Ann Miller seconded the motion. The claims were approved 6-0.

ADJOURNMENT

There being no further business, the meeting was adjourned by unanimous consent.

**MARTINSVILLE COMMON COUNCIL
MARTINSVILLE INDIANA
MORGAN COUNTY, INDIANA
MONDAY, MAY 12, 2025**

Name		Signature
Phil R. Deckard II, Member, District 5, President Pro Tempore	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	
Phil R. Deckard Sr, Member, District 1	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	
Ben Mahan, Member, District 2	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	
Josh Ferran, Member, District 3	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	
Suzie Lipps, Member, District 4	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	
Ann Miller, Member-at-Large	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	
John Badger, XIV, Member-at-Large	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	

ATTEST

Name	Signature	Date
Benjamin K. Merida, Clerk-Treasurer		

MAYOR ACTION

Name		Signature	Date
Kenneth W. Costin, Mayor	Approve <input type="checkbox"/> Veto <input type="checkbox"/>		



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R6 / 4-23)

Prescribed by the Department of Local Government Finance

20 25 PAY 20 26

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).

INSTRUCTIONS:

1. 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).
2. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
3. 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 6-1.1-12.1-5.3(j))
4. 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 Shields Holdings LLC (Form/Tec Plastics, Inc.)		County Morgan
Address of Taxpayer (number and street, city, state, and ZIP code) 1000 Industrial Drive, Martinsville, IN 46151		DLGF Taxing District Number 55021
Name of Contact Person Karen Shields	Telephone Number (765) 342-2300	Email Address shieldsk@racingshields.com
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of Designating Body Common Council for the City of Martinsville	Resolution Number 2021-622	Estimated Start Date (month, day, year) 10/08/2020
Location of Property 1000 Industrial Drive, Martinsville, IN 46151		Actual Start Date (month, day, year)
Description of Real Property Improvements Free Standing Warehouse for Mold/Tooling Storage Parcel: 55-13-10-120-001.000-021		Estimated Completion Date (month, day, year) 11/20/2020
		Actual Completion Date (month, day, year)

SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	42	53
Salaries	1,825,490.69	3,279,940
Number of Employees Retained	42	42
Salaries	1,825,490.69	2,599,198
Number of Additional Employees	3	11
Salaries	101,000	680,742

SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values Before Project	\$	\$ 1,011,300
Plus: Values of Proposed Project	\$ 150,000	\$ 220,000
Less: Values of Any Property Being Replaced	\$	\$
Net Values Upon Completion of Project	\$	\$ 1,231,300
ACTUAL	COST	ASSESSED VALUE
Values Before Project	\$	\$ 1,011,300
Plus: Values of Proposed Project	\$ 57,434	\$ 124,200
Less: Values of Any Property Being Replaced	\$	\$
Net Values Upon Completion of Project	\$	\$ 1,135,500

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		
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 President	Date Signed (month, day, year) 05/09/2025

INSTRUCTIONS: (IC 6-1.1-12.1-5.3 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, 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.

I have reviewed the CF-1 and find that:

<input type="checkbox"/>	The Property Owner IS in Substantial Compliance
<input type="checkbox"/>	The Property Owner IS NOT in Substantial Compliance
<input type="checkbox"/>	Other (specify) _____

Reasons for the Determination (attach additional sheets if necessary)

Signature of Authorized Member	Date Signed (month, day, year)
--------------------------------	--------------------------------

Witnessed By	Designating Body Common Council for the City of Martinsville
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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	<input type="checkbox"/> AM	Date of Hearing (month, day, year)	Location of Hearing
	<input type="checkbox"/> PM		

HEARING RESULTS (to be completed after the hearing)	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied (see Instruction 4 above)

Reasons for the Determination (attach additional sheets if necessary)

Signature of Authorized Member	Date Signed (month, day, year)
--------------------------------	--------------------------------

Witnessed By	Designating Body Common Council for the City of Martinsville
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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 clerk 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.



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R6 / 4-23)

Prescribed by the Department of Local Government Finance

20 25 PAY 20 26

FORM CF-1 / Real Property

INSTRUCTIONS:

1. 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).
2. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
3. 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 6-1.1-12.1-5.3(j))
4. 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		
Name of Taxpayer The Retreat at Mineral Springs, LP		County Morgan
Address of Taxpayer (number and street, city, state, and ZIP code) 1 Indiana Square, Suite 3000, Indianapolis, IN 46204		DLGF Taxing District Number 030
Name of Contact Person Derek Hammond	Telephone Number (317) 816-9300	Email Address dhammond@flco.com
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of Designating Body City of Martinsville Common Council	Resolution Number 2019-574	Estimated Start Date (month, day, year) 12/01/2016
Location of Property 110 W. Washington Street, Martinsville, IN 46151		Actual Start Date (month, day, year) 12/01/2016
Description of Real Property Improvements Major rehabilitation of historical Martinsville Jail Parcel No. 55-09-33-393-010.001-021, into 5 units of senior affordable housing as part of a 3 parcel rehabilitation project.		Estimated Completion Date (month, day, year) 12/31/2017
		Actual Completion Date (month, day, year) 4/13/2018
SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees		
Salaries		
Number of Employees Retained		
Salaries		
Number of Additional Employees	1.5 for 3 properties	2 for 3 properties
Salaries	\$43,884 for 3 properties	\$94,080 for 3 properties
SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values Before Project	\$	\$
Plus: Values of Proposed Project	\$ Estimated cost of rehabilitation = \$730,264	\$
Less: Values of Any Property Being Replaced	\$	\$
Net Values Upon Completion of Project	\$ Estimated cost of rehabilitation = \$730,264	\$
ACTUAL	COST	ASSESSED VALUE
Values Before Project	\$	\$
Plus: Values of Proposed Project	\$ Actual cost of rehabilitation = \$976,492	\$
Less: Values of Any Property Being Replaced	\$	\$
Net Values Upon Completion of Project	\$	\$ 2024 Assessed Value - \$269,600
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	0.00	0.00
Amount of Hazardous Waste Converted	0.00	0.00
Other Benefits:	0.00	0.00
SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of Authorized Representative 	Title Attorney at Law	Date Signed (month, day, year) May 13, 2025

INSTRUCTIONS: (IC 6-1.1-12.1-5.3 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, 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:			
<input type="checkbox"/>	The Property Owner IS in Substantial Compliance		
<input type="checkbox"/>	The Property Owner IS NOT in Substantial Compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body	
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	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing

HEARING RESULTS (to be completed after the hearing)			
<input type="checkbox"/> Approved		<input type="checkbox"/> 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 clerk 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.			



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

State Form 51766 (R6 / 4-23)

Prescribed by the Department of Local Government Finance

20 25 PAY 20 26

FORM CF-1 / Real Property

INSTRUCTIONS:

1. 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).
2. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
3. 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 6-1.1-12.1-5.3(j))
4. 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		
Name of Taxpayer The Retreat at Mineral Springs, LP		County Morgan
Address of Taxpayer (number and street, city, state, and ZIP code) 1 Indiana Square, Suite 3000, Indianapolis, IN 46204		DLGF Taxing District Number 030
Name of Contact Person Derek Hammond	Telephone Number (317) 816-9300	Email Address dhammond@flco.com
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of Designating Body City of Martinsville Common Council	Resolution Number 2019-574	Estimated Start Date (month, day, year) 12/01/2016
Location of Property 110 N. Main Street, Martinsville, IN 46151		Actual Start Date (month, day, year) 12/01/2016
Description of Real Property Improvements Major rehabilitation of historical Kivett's building Parcel No. 55-09-33-389-013.000-021, into 15 units of senior affordable housing as part of a 3 parcel rehabilitation project.		Estimated Completion Date (month, day, year) 12/31/2017
		Actual Completion Date (month, day, year) 4/13/2018
SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees		
Salaries		
Number of Employees Retained		
Salaries		
Number of Additional Employees	1.5 for 3 properties	2 for 3 properties
Salaries	\$43,884 for 3 properties	\$94,080 for 3 properties
SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values Before Project	\$	\$
Plus: Values of Proposed Project	\$ Estimated cost of rehabilitation = \$2,190,790	\$
Less: Values of Any Property Being Replaced	\$	\$
Net Values Upon Completion of Project	\$ Estimated cost of rehabilitation = \$2,190,790	\$
ACTUAL	COST	ASSESSED VALUE
Values Before Project	\$	\$
Plus: Values of Proposed Project	\$ Actual cost of rehabilitation = \$2,929,477	\$
Less: Values of Any Property Being Replaced	\$	\$
Net Values Upon Completion of Project	\$	\$ 2024 Assessed Value - \$983,800
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	0.00	0.00
Amount of Hazardous Waste Converted	0.00	0.00
Other Benefits:	0.00	0.00
SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of Authorized Representative 	Title Attorney at Law	Date Signed (month, day, year) May 13, 2025

INSTRUCTIONS: (IC 6-1.1-12.1-5.3 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, 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:			
<input type="checkbox"/>	The Property Owner IS in Substantial Compliance		
<input type="checkbox"/>	The Property Owner IS NOT in Substantial Compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body	
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	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing

HEARING RESULTS (to be completed after the hearing)			
<input type="checkbox"/> Approved		<input type="checkbox"/> 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 clerk 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.			



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R6 / 4-23)

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FORM CF-1 / Real Property

PRIVACY NOTICE

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INSTRUCTIONS:

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3. 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 6-1.1-12.1-5.3(j))
4. 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).

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Name of Taxpayer The Retreat at Mineral Springs, LP		County Morgan
Address of Taxpayer (number and street, city, state, and ZIP code) 1 Indiana Square, Suite 3000, Indianapolis, IN 46204		DLGF Taxing District Number 030
Name of Contact Person Derek Hammond	Telephone Number (317) 816-9300	Email Address dhammond@flco.com
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of Designating Body City of Martinsville Common Council	Resolution Number 2019-574	Estimated Start Date (month, day, year) 12/01/2016
Location of Property 265 W. Harrison Street, Martinsville, IN 46151		Actual Start Date (month, day, year) 12/01/2016
Description of Real Property Improvements Major rehabilitation of historical Martinsville Sanitarium Parcel No. 55-09-33-381-001.001-021, into 18 units of senior affordable housing as part of a 3 parcel rehabilitation project.		Estimated Completion Date (month, day, year) 12/31/2017
		Actual Completion Date (month, day, year) 4/13/2018
SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees		
Salaries		
Number of Employees Retained		
Salaries		
Number of Additional Employees	1.5 for 3 properties	2 for 3 properties
Salaries	\$43,884 for 3 properties	\$94,080 for 3 properties
SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values Before Project	\$	\$
Plus: Values of Proposed Project	\$ Estimated cost of rehabilitation = \$2,628,948	\$
Less: Values of Any Property Being Replaced	\$	\$
Net Values Upon Completion of Project	\$ Estimated cost of rehabilitation = \$2,628,948	\$
ACTUAL	COST	ASSESSED VALUE
Values Before Project	\$	\$
Plus: Values of Proposed Project	\$ Actual cost of rehabilitation = \$3,515,372	\$
Less: Values of Any Property Being Replaced	\$	\$
Net Values Upon Completion of Project	\$	\$ 2024 Assessed Value - \$1,819,500
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	0.00	0.00
Amount of Hazardous Waste Converted	0.00	0.00
Other Benefits:	0.00	0.00
SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of Authorized Representative 	Title Attorney at Law	Date Signed (month, day, year) May 13, 2025

INSTRUCTIONS: (IC 6-1.1-12.1-5.3 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, 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.
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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:			
<input type="checkbox"/>	The Property Owner IS in Substantial Compliance		
<input type="checkbox"/>	The Property Owner IS NOT in Substantial Compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body	
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	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing

HEARING RESULTS (to be completed after the hearing)			
<input type="checkbox"/> Approved		<input type="checkbox"/> 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 clerk 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.			