

Madison Plan Commission

From: Eric Dodge <dodge@hanover.edu>
Sent: Tuesday, February 13, 2024 3:08 PM
To: Devon Sharpe; Madison Plan Commission; Nicole Schell; melaniefox9999@gmail.com; Mvzink@gmail.com; Greg Stewart
Subject: Madison Christian Health and Development Services LLC and property ownership
Attachments: Ownership record 524 Jefferson.pdf; MCHDS_Incorporation.pdf; MCDHS_Business Entity Report.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Joe and Nicole,

Last night Ms. Jenkins and her brother testified more than once that they are not responsible for the state of the properties 524 Jefferson or 525 Gerry Lane because they were not in control of them until July/August 2023. The blame for the neglect and the tenants and the criminal complaints was laid squarely upon their parents, especially the mother.

At the start of my testimony, I asked that the Board consider the facts of this situation. We need to have an honest reckoning of these properties and who is responsible for their current state before we can even begin to speculate about the future, with or without the application before the board. Our point is that the record of neglect falls on the ownership LLC and specifically Ms. Jenkins.

You may already possess these documents, but I ask that they be distributed to the Board and entered on the record.

1. The State of Indiana approved the creation of this LLC on 10/28/2020. The name of the Registered Agent is Tirrie Jenkins of 2226 Logans Point Dr., Hanover, IN. The Articles of Incorporation are attached.
2. On 1/31/2022, ownership of 524 Jefferson Street is recorded as MCHDS. The county ownership record is attached.
3. On 2/8/2023, the State recorded a "Business Entity Report" document for MCHDS showing Tirrie Jenkins (same address) as the Chair of the LLC. This is also attached.

The ownership facts are simple and the Board should understand them. The applicant's LLC has legally owned 524 Jefferson for the last 24 months and the applicant, Tirrie Jenkins, has been the Chair of the LLC since it was created in 2020 to the present.

Sincerely,
Eric Dodge

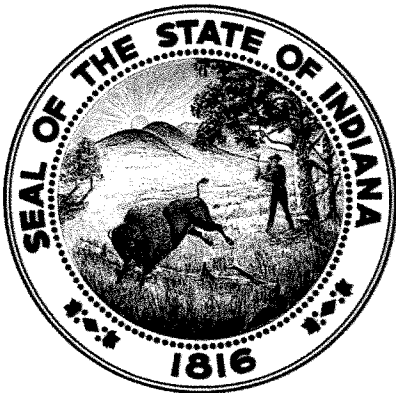
Eric R. Dodge, PhD
Zeddies Chair and
Professor of Economics
Chair, Environmental Stewardship Committee
Hanover College
dodge@hanover.edu
812-866-7367

State of Indiana
Office of the Secretary of State

Certificate of Incorporation
of
**MADISON CHRISTIAN HEALTH AND DEVELOPMENT
SERVICES, INC.**

I, CONNIE LAWSON, Secretary of State, hereby certify that Articles of Incorporation of the above Domestic Nonprofit Corporation have been presented to me at my office, accompanied by the fees prescribed by law and that the documentation presented conforms to law as prescribed by the provisions of the Indiana Code.

NOW, THEREFORE, with this document I certify that said transaction will become effective
Wednesday, October 28, 2020.



In Witness Whereof, I have caused to be affixed my
signature and the seal of the State of Indiana, at the City
of Indianapolis, October 29, 2020

Connie Lawson

CONNIE LAWSON
SECRETARY OF STATE

202010281433217 / 8770568

To ensure the certificate's validity, go to <https://bsd.sos.in.gov/PublicBusinessSearch>



**ARTICLES OF INCORPORATION
DOMESTIC NONPROFIT CORPORATION**
State Form 4162 (R20 / 8-19)

Approved and Filed
202010281433217/8770568
Filing Date: 10/29/2020
Effective :10/28/2020 11:59
CONNIE LAWSON
Indiana Secretary of State

Indiana Code 23-17-3-2
23-0.5-9-14

FILING FEE: \$50.00

ARTICLES OF INCORPORATION
The undersigned, desiring to form a Corporation (hereinafter referred to as the "Corporation") pursuant to the provisions of the Indiana Nonprofit Corporation Act of 1991 (hereinafter referred to as the "Act"), execute the following Articles of Incorporation:

ARTICLE I - NAME AND PRINCIPAL OFFICE
Name of the Corporation: (The name must include the word Corporation, Incorporated, Limited, Company or an abbreviation thereof.)
Madison Christian Health and Developmental Services, Inc.
Address of Principal Office (number and street)
420 E. 1st St. City **Madison** State **IN** ZIP code **47250**

ARTICLE II - STATEMENT OF PURPOSE
The purposes for which the Corporation is formed are:
Specific language is required by the IRS in this article in order to be approved for 501(c) status. Contact the IRS for assistance.
See Exhibit A attached hereto.

ARTICLE III - TYPE OF CORPORATION (CHECK ONLY ONE)
The Corporation is a:
☒ public benefit corporation, which is organized for a public or charitable purpose;
☐ religious corporation, which is organized primarily or exclusively for religious purposes; or
☐ mutual benefit corporation (all others).

ARTICLE IV - REGISTERED AGENT INFORMATION
To determine if your Registered Agent is a Commercial Registered Agent (CRA), go to INBiz.in.gov.
Provide either commercial registered agent or noncommercial registered agent information below.
☐ Commercial registered agent Name of registered agent (Do not provide address.)
OR
☒ Noncommercial registered agent Name of registered agent
Tirrie Jenkins
Address (number and street) (A P.O. Box is not acceptable unless accompanied by a Rural Route number.) City State ZIP code
2226 Logans Point Drive **Hanover** **IN** **47243**
(OPTIONAL) E-mail address of the registered agent at which the registered agent will accept electronic service of process
☒ By checking the box, the Signator(s) represent(s) that the Registered Agent named in these Articles of Incorporation has consented to the appointment of Registered Agent.

ARTICLE V - MEMBERSHIP
Indicate if Corporation will have members. ☐ Yes ☒ No members

ARTICLE VI - INCORPORATOR(S) (INCORPORATORS MAY NEVER BE AMENDED.)
The names and addresses of the officers of the Incorporators is/are as follows:

Name	Number and Street or Building	City	State	ZIP code
Tirrie Jenkins	2226 Logans Point Drive	Hanover	IN	47243
Shirrie Jenkins Mccray	4158 Bigsage Drive	Atlanta	GA	30349
Twylar Jenkins	4416 S. St. Lawrence Ave.	Chicago	IL	60653

RECEIVED
IND. SECRETARY OF STATE
OCT 28 2020
Connie Lawson

ARTICLE VII - DISTRIBUTION OF ASSETS ON DISSOLUTION OR FINAL LIQUIDATION

Please note: This section must be completed.

Refer to Indiana Code 23-17-22-5 for permitted activities following Dissolution:

Specific language is required by the IRS in this article in order to be approved for 501(c) status. Contact the IRS for assistance.

In the event of the dissolution of the Corporation, the Board of Directors shall, after paying or making provisions for the payment of all of the liabilities of the Corporation, dispose of all the remaining assets of the Corporation (except assets held by the Corporation upon condition requiring return; transfer or conveyance in the event of dissolution, which assets shall be returned, transferred or conveyed in accordance with such requirements) exclusively for the purposes of the Corporation in such manner, or to such organization or organizations organized and operated exclusively for charitable, educational, or religious purposes within the meaning of Section 501(c)(3) of the Code, as the Board of Directors shall determine. Any of such assets not so disposed of shall be disposed of by the court of general jurisdiction of the county in which the principal office of the Corporation is then located, exclusively for the purposes of the corporation in such manner, or to such organization or organizations qualifying under Section 501(c)(3) and Section 170(c)(2) of the Code, as said court shall determine.

SIGNATURE

In witness whereof, the undersigned _____

Incorporator.

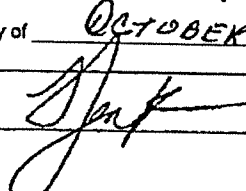
_____ of said Corporation.

(Title)

executes this document, and verifies subject to penalties of perjury, that the facts contained herein are true,

this 15th day of OCTOBER, 20 20.

Signature



Printed name

Tirrie Jenkins

**Exhibit A to the Articles of Incorporation of
Madison Christian Health and Developmental Services, Inc.**

Article II – Statement of Purpose

Madison Christian Health and Developmental Services, Inc. (the "Corporation") is organized exclusively for religious, charitable, or educational purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1985, as amended, (the "Code") or the corresponding provision of any future United States Internal Revenue Service statute, including, but not limited to, providing health and human services to promote the social welfare and emotional stability of individuals residing in Jefferson County, Indiana and surrounding communities.

Notwithstanding the foregoing or any other provision of these Articles of Incorporation:

- (a) No part of the net earnings of the Corporation shall inure to the benefit of, or be distributable to, its members, directors, officers or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable and fair market compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth above.
- (b) The Corporation shall not participate in, or intervene in (including the publishing or distribution of statements), any political campaign on behalf of or in opposition to any candidate for public office; and, except as may be permitted pursuant to Section 501(h) of the Code, no substantial part of the activities of the Corporation shall consist of carrying on propaganda, or otherwise attempting, to influence legislation.
- (c) The Corporation shall not carry on any other activities not permitted to be carried on:
 - i. by a corporation exempt from federal income tax under Section 501(c)(3) of the Code; or
 - ii. by a corporation, contributions to which are deductible under Section 170(c)(2) of the Code.

39-13-02-122-014.000-007

General Information

Parcel Number
39-13-02-122-014.000-007
Parent Parcel Number
0110378100

Madison Christian Health and Developmental Service
2226 S Logans Point Dr
HANOVER, IN 47243

Ownership

Owner
Madison Christian He
Christ Temple Commun
Christ Temple Aposto

524 JEFFERSON ST

Transfer Of Ownership

Doc ID Code
2022-00490

Book/Page
2010/03105

Sale Price
\$00
\$00
\$00

510, 1 Family Dwell - Platted Lot

3906450-007

1/2

Property Class 510
1 Family Dwell - Platted Lot

Legal
011-03781-00 20 BY 168 FT LOT O T
11-127-25
524 JEFFERSON ST

Location Information

County
Jefferson
Township
MADISON TOWNSHIP
District 007 (Local)
School Corp
MADISON CONSOLIDATED
Neighborhood 3906450-007

Valuation Records (work in progress values are not certified values and are subject to change)

Assessment Year	2019	2020	2021	2022	2023
Reason For Change	AA	GEN REVAL	GEN REVAL	GEN REVAL	GEN REVAL
As Of Date	06/26/2019	06/30/2020	06/28/2021	06/28/2022	06/27/2023
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Notice Required					
Land	\$17,100	\$17,100	\$17,100	\$17,100	\$17,100
Land Res(1)	\$17,100	\$17,100	\$17,100	\$17,100	\$17,100
Land Non Res(2)	\$00	\$00	\$00	\$00	\$00
Land Non Res(3)	\$00	\$00	\$00	\$00	\$00
Improvement	\$70,500	\$24,700	\$22,500	\$24,200	\$69,000
Imp Res(1)	\$69,000	\$22,000	\$22,000	\$24,200	\$69,000
Imp Non Res(2)	\$00	\$00	\$00	\$00	\$00
Imp Non Res(3)	\$1,500	\$500	\$500	\$500	\$1,500
Total	\$87,600	\$41,800	\$39,600	\$41,800	\$87,600
Total Res(1)	\$86,100	\$41,300	\$39,100	\$41,300	\$86,100
Total Non Res(2)	\$00	\$00	\$00	\$00	\$00
Total Non Res(3)	\$1,500	\$500	\$500	\$500	\$1,500

Land Computations

Calculated Acreage
0.08

Land Data

Land Type	Soil ID	Act Front	Size	Adj Rate	Ext Value	Value
F		21	21x168	\$816	\$17,136	\$17,140

Developer Discount

Parcel Acreage
0.08

Characteristics

Topography
Level
Public Utilities
All
Streets or Roads
Paved, Sidewalk

39-13-02-122-014.000-007

Madison Christian Health and Developme

524 JEFFERSON ST

510, 1 Family Dwell - Platted Lot

3906450-007

212

General Information		Plumbing	
Occupancy	Single-Family R 04		# TF
Description	Single-Family R 04	Full Bath	0 0
Story Height	2.00	Half Bath	0 0
Style		Kitchen Sinks	0 0
Finished Area	1394 sqft	Water Heaters	0 0
		Add Fixtures	0 0
		Total	0 0
Floor Finish			

Floor Finish	Total	0
Accommodations		
Bedrooms	4	
Living Rooms	1	
Dining Rooms	0	
Family Rooms	0	
Total Rooms	5	

Heat Type	Other	Wall Finish

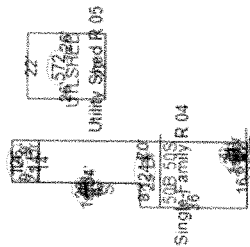
Roofing

Exterior Features	
Description	Area
Stoop, Masonry	24

Specialty Plumbing	
Description	Count Value

Summary Of Improvements

Description	Year Eff		Co	nd	Size	PC	Nbhd	Mkt
	Grade	Built						
Single-Family R 04		D 1900	1900	P		100%		
Utility Shed R 05		D 1900	1900	P	572 sqft	100%		
Detached Garage R 01		D 1900	1900	P	418 sqft	100%		



BUSINESS ENTITY REPORT

NAME AND PRINCIPAL OFFICE ADDRESS

BUSINESS ID	202010281433217
BUSINESS TYPE	Domestic Nonprofit Corporation
BUSINESS NAME	MADISON CHRISTIAN HEALTH AND DEVELOPMENT SERVICES, INC.
ENTITY CREATION DATE	10/28/2020
JURISDICTION OF FORMATION	Indiana
PRINCIPAL OFFICE ADDRESS	2226 S Logans Point Dr, Hanover, IN, 47243, USA

YEARS FILED

YEARS	2022/2023
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EFFECTIVE DATE

EFFECTIVE DATE	02/08/2023
EFFECTIVE TIME	10:05 PM

REGISTERED OFFICE AND ADDRESS

REGISTERED AGENT TYPE	Individual
NAME	TIRRIE JENKINS
ADDRESS	2226 LOGANS POINT DR, Hanover, IN, 47243, USA

APPROVED AND FILED
DIEGO MORALES
INDIANA SECRETARY OF STATE
02/08/2023 10:05 PM

GOVERNING PERSON INFORMATION

TITLE Chairman
NAME TIRRIE A JENKINS
ADDRESS 2226 S Logans Point Dr, Hanover, IN, 47243, USA

TITLE Secretary
NAME Shirrie A JENKINS
ADDRESS 6120 NW 64th Terrace, Gainesville, FL, 32653, USA

TITLE Treasurer
NAME Twyler L JENKINS
ADDRESS 4416 S. St. Lawrence Avenue, Chicago, IL, 60653, USA

SIGNATURE

IN WITNESS WHEREOF, THE UNDERSIGNED HEREBY VERIFIES, SUBJECT TO THE PENALTIES OF PERJURY, THAT THE STATEMENTS CONTAINED HEREIN ARE TRUE, THIS DAY **February 8, 2023**.

THE UNDERSIGNED ACKNOWLEDGES THAT A PERSON COMMITS A CLASS A MISDEMEANOR BY SIGNING A DOCUMENT THAT THE PERSON KNOWS IS FALSE IN A MATERIAL RESPECT WITH THE INTENT THAT THE DOCUMENT BE DELIVERED TO THE SECRETARY OF STATE FOR FILING.

SIGNATURE Tirrie A. Jenkins
TITLE Chairman

Business ID : 202010281433217
Filing No. : 9750645