



# MADISON *Indiana*

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## City Council Agenda

**MEETING DATE:** Tuesday, June 17, 2025, at 5:30 PM

**MEETING PLACE:** City Hall, 101 W. Main Street, Madison, IN 47250

- A. Lord's Prayer/Pledge of Allegiance
- B. Calling of roll & notice of absentees
- C. Reading, approving, correcting, or disposing of minutes from prior meeting.
- D. Presentation of petitions, memorials, remonstrance's, introduction of motions and guests
- E. Resolution or Bills
- F. Reports, recommendations, other business from standing/select committees of the city council.
- G. Reports of city officials
  - Associate Director Economic Development: Emily McKinney
    - Annual Tax Abatement Compliance Review
- H. Bills on second reading
- I. Miscellaneous
- J. Public comments (per sign-up sheet)
- K. Mayor's comments
- L. Next Council Meeting: Tuesday July 8, 2025, at 5:30 PM @ City Hall Council Chambers
- M. Motion to adjourn.

*City of Madison acknowledges its responsibility to comply with the Americans with Disabilities Act of 1990. To assist individuals with disabilities who require special services (i.e. sign interpretative services, alternative audio/visual devices, etc.) for participation in or access to County sponsored public programs, services and/or meetings, the City requests that individuals make requests for these services forty-eight (48) hours ahead of the scheduled program, service and/or meeting. To plan, contact ADA Coordinator at 812-265-8300.*



# MADISON *Indiana*

## Common Council Minutes

**MEETING DATE:** Tuesday, June 3, 2025, at 5:30 PM

**MEETING PLACE:** City Hall, 101 W. Main Street, Madison, IN 47250

The Common Council of the City of Madison, Indiana, met in regular session at 5:30 P.M. at City Hall, 101 W. Main Street, Madison, IN 47250.

Mayor Bob Courtney opened the meeting with the Lord's Prayer, followed by the Pledge of Allegiance to the Flag.

**Present:** Thevenow, Krebs, Schafer, Storm, Dattilo, and Bartlett were present. Wilber was absent (6-1).

**Minutes:** Storm moved to approve the May 20, 2025, regular meeting minutes, seconded by Schafer. All in favor, motion carried (5-0-1). Dattilo abstained from voting, noting that she was not present at the previous council meeting.

**Presentation of petitions, memorials, remonstrances, introduction of motion & guests: Spear Aquatics: Brian Spear – Crystal Beach Aquatic Park National Award:** Spear Aquatic, one of the contractors involved in the Crystal Beach Aquatic Park project, is a member of the Aqua Group—a national network of approximately 350 builders and contractors. Each year, the Aqua Group hosts its Awards of Distinction, recognizing excellence in aquatic design and construction. This year, the City of Madison's Crystal Beach Aquatic Park was entered in the Large Commercial category and received the prestigious Gold Award. It was also named Pool of the Year for large-scale aquatic facilities. Brian presented the award and commemorative plaque to the City of Madison in recognition of this achievement.

**Resolutions or Bills: Resolution 2025-9C: Transferring Appropriations between Departments within Same Fund:** *Transferring appropriations within the Parks-Sunrise Golf Course NRO for the 2025 Budget.* **Motion:** Krebs moved to approve Resolution 2025-9C, seconded by Thevenow. **Roll Call Vote:** Thevenow – Y, Krebs – Y, Schafer – Y, Storm – Y, Bartlett – Y. Dattilo – Y. All in favor, resolution passes (6-0).

**Resolution 2025-10C: Reducing Budget Appropriations and Making Fund to Fund Transfers:** *Reduces budget appropriations and transfers funds to repay the temporary loan transfer made on behalf of Parks from the Sewer Capital Improvement Fund.* **Motion:** Bartlett moved to approve Resolution 2025-10C, seconded by Krebs. **Roll Call Vote:** Thevenow – Y, Krebs – Y, Schafer – Y, Storm – Y, Bartlett – Y. Dattilo – Y. All in favor, resolution passes (6-0).

**Reports, recommendations, and other business from standing/select committees of City Council:** None.

**Report of city officials: MPD Chief of Police & Jefferson County Sheriff – Shawn Scudder & Ben Flint: Recognition for Acts of Bravery:** The City recognized three officers for their bravery during a tragic incident on April 25. That night, an isolated act of violence led to the heartbreaking loss of a life, and our thoughts remain with the victim's family and friends. When officers arrived on the

scene, three individuals were still barricaded inside while the suspect was actively trying to reach them. Patrolman Andrew Gibbs (Madison Police Department), Deputy Cameron Napier, and Sergeant Devlin McMIndes (Jefferson County Sheriff's Department) responded quickly and bravely. Thanks to their actions, the suspect was safely taken into custody, and no further harm was done. In appreciation of their quick thinking and courage, all three were awarded the Life-Saving Award. The City shared its gratitude for their dedication and recognized how fortunate we are to have officers who are ready to step up when it matters most.

**Bills on second reading:** None.

**Miscellaneous:** None.

**Public comment (per sign-up sheet):** Charles Ricketts of 707 W. First Street inquired about whether a public information session would still be held for the four proposed projects, including the housing development on Vaughn Drive, prior to the upcoming Plan Commission meeting. Mayor Courtney explained that, due to the workload and time constraints faced by the Planning and Economic Development Departments, a separate public session will not be held. Instead, a detailed presentation—along with updated renderings—will be provided during the Plan Commission meeting on June 16, 2025. Deanna Shelley of 120 Wall Street asked when the upcoming Plan Commission meeting would be held and whether the date had been moved earlier or later than originally scheduled. She also asked if any council members had heard from residents who support the proposed housing development on Vaughn Drive.

**Mayor's comments:** Thanks to the strong collaboration between the EMA, County Commissioners and their teams, City Council, and city staff, both the city and county were able to recover quickly and effectively from the recent flood disaster. Their coordinated emergency response efforts were critical in getting operations back on track. The City and its contractors did an outstanding job restoring the riverfront and pool to normal conditions in a short time. Hargan-Matthews Park, which suffered significant flood damage, is expected to reopen in approximately three weeks.

The next regular meeting will be Tuesday, June 17, 2025, @ 5:30 pm.

**Adjourn:** Thevenow moved to adjourn, seconded by Dattilo. All in favor (6-0).

Attested:

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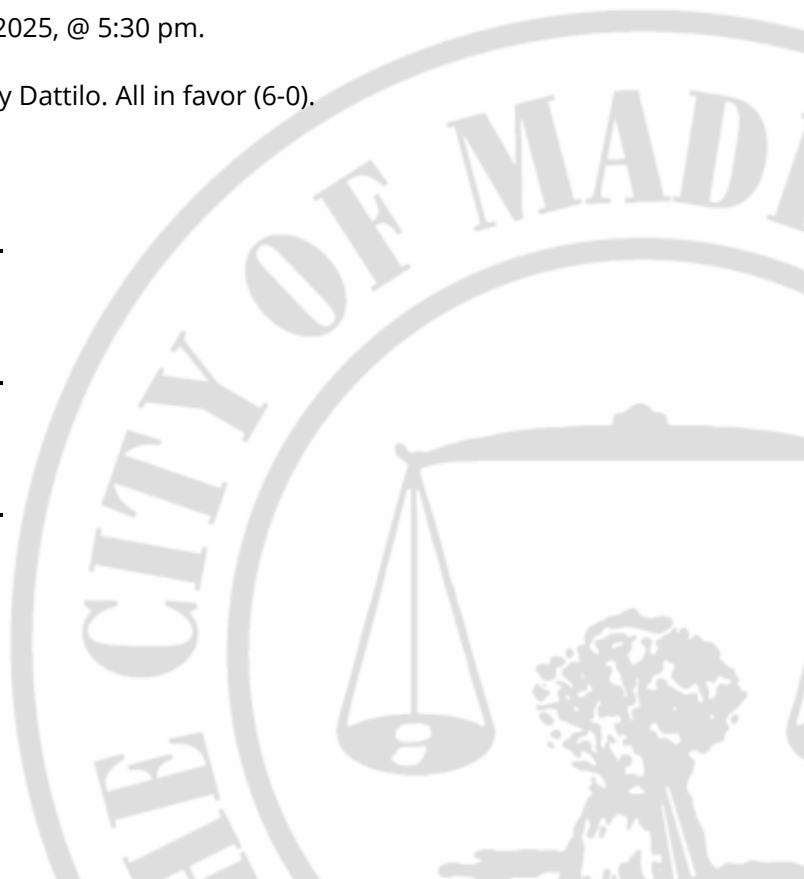
**Mayor**

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**President Pro Tempore**

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**Shirley Rynearson, Clerk-Treasurer**





# MADISON

*Indiana*  
Economic and Redevelopment

## **2025 Tax Abatements**

2024 was the final year for both US Premier Tube and VSG's personal property tax abatements, so there will be nothing to approve for either of them this year.

All four of our 2025 tax abatements have been reviewed by the Mayor's Office and the Economic & Redevelopment Department. According to IC 6-1.1-12.1-5.6, they are all in substantial compliance for 2025. See the attached CF-1's for each. All were submitted to the County by the deadline.

### Trilogy Real Estate - Expires 2028

Their seven-year sliding scale real property tax abatement for rehabilitation of the building started in 2022, so this is their fourth year of deductions.

### Riverside Tower - Expires 2032

Their 10-year sliding scale real property tax abatement for the development of senior housing started in 2024, so this is their second year.

### Cotton Mill - Expires 2033

Their 10-year sliding scale real property tax abatement for rehabilitation started in 2023, so this is the third year of deductions.

### Grote - Expires 2034 and 2025

Their 10-year 100% personal property tax abatement started in 2024, so this is their second year. They are making a payment in lieu of taxes (pilot) at \$75,000.

Their 7-year sliding scale personal property tax abatement started in 2018. This abatement expires this year.

**We are requesting a motion to accept the above mentioned 2025 tax abatements as submitted to the County.**



# COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R6 / 4-23)

Prescribed by the Department of Local Government Finance

2025 PAY 2026

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(f))
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 <b>Trilogy Real Estatof Madison LLC</b>	County <b>Jefferson</b>
Address of Taxpayer (number and street, city, state, and ZIP code) <b>303 N Hurstbourne Pkwy, Ste 200, Louisville, KY 40222</b>	DLGF Taxing District Number <b>39-007</b>
Name of Contact Person <b>Paulie Shively, Vice Presdient- Tax Compliance</b>	Telephone Number <b>(502 ) 213-7587</b>
	Email Address <b>paulie.shively@trilogyhs.com</b>

## SECTION 2

### LOCATION AND DESCRIPTION OF PROPERTY

Name of Designating Body <b>Madison City Council</b>	Resolution Number <b>69-2015/71-2015</b>	Estimated Start Date (month, day, year) <b>01/01/2015</b>
Location of Property <b>120 Presbyterian Ave, Madison, IN 47250</b>		Actual Start Date (month, day, year) <b>01/01/2015</b>
Description of Real Property Improvements <b>Complete rehab of the building, including new HVAC, windows, plumbing, and other structural improvements.</b>		Estimated Completion Date (month, day, year) <b>12/01/2016</b>
		Actual Completion Date (month, day, year) <b>02/15/2016</b>

## 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	100	98
Salaries	2,700,000	3,501,534

## 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	\$ 15,100,000.00	\$
Less: Values of Any Property Being Replaced	\$ 0	\$
Net Values Upon Completion of Project	\$ 15,100,000.00	\$
ACTUAL	COST	ASSESSED VALUE
Values Before Project	\$ 0	\$
Plus: Values of Proposed Project	\$ 15,020,367.22	\$
Less: Values of Any Property Being Replaced	\$ 0	\$
Net Values Upon Completion of Project	\$ 15,020,367.22	\$

## 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 <i>Mary L Shively</i>	Title <b>SUP -TAX</b>	Date Signed (month, day, year) <b>5/8/2025</b>
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**OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)**

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 <b>IS</b> in Substantial Compliance		
<input type="checkbox"/>	The Property Owner <b>IS NOT</b> 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 <b>Madison City Council</b>	
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 <b>Madison City Council</b>	
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 24 PAY 20 25

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(i))
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 Riverside Tower, LP (dba: Riverside Tower Apartments)		County Jefferson
Address of Taxpayer (number and street, city, state, and ZIP code) 509 Spring Street Jeffersonville, IN 47130		DLGF Taxing District Number 007
Name of Contact Person Brandon Denton	Telephone Number (502 ) 339-0611	Email Address bdenton@dentonfloyd.com
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of Designating Body City of Madison Common Council	Resolution Number 58-2018	Estimated Start Date (month, day, year) December 01, 2018
Location of Property 1001 W. 2nd St. Madison, IN 47250		Actual Start Date (month, day, year) December 28, 2018
Description of Real Property Improvements The Riverside Tower Apartments represents a proposed investment in excess of \$8 million in the city of Madison. The project entailed the transformation of the former Tower Manufacturing property into a 50-unit affordable senior housing development.		Estimated Completion Date (month, day, year) February 01, 2020
		Actual Completion Date (month, day, year) March 10, 2021
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	1
Salaries	40,420.00	40,420.00
SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values Before Project	\$	\$ 90,400.00
Plus: Values of Proposed Project	\$ 8,445,303.00	\$ 1,232,237.00
Less: Values of Any Property Being Replaced	\$	\$
Net Values Upon Completion of Project	\$ 8,445,303.00	\$ 1,232,237.00
ACTUAL	COST	ASSESSED VALUE
Values Before Project	\$	\$
Plus: Values of Proposed Project	\$ 8,445,303.00	\$
Less: Values of Any Property Being Replaced	\$	\$
Net Values Upon Completion of Project	\$ 8,445,303.00	\$
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 Principal	Date Signed (month, day, year) 4/25/25

**OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)**

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:

- ☐ 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)

Attested By

Designating Body

City of Madison Common 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

Date of Hearing (month, day, year)

☐

PM

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

City of Madison Common Council

**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

RECEIVED

MAY 16 2025

Heather Huff

Auditor Jefferson Co.

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 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 Cotton Mill, LLC		County Jefferson
Address of Taxpayer (number and street, city, state, and ZIP code) 1113 W Fireweed Ln, Ste 202, Anchorage, AK 99503		DLGF Taxing District Number
Name of Contact Person Ron Bateman	Telephone Number (907 ) 764-8502	Email Address
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of Designating Body City Of Madison	Resolution Number	Estimated Start Date (month, day, year)
Location of Property 108 St. Michaels Ave, Madison, IN 47250		Actual Start Date (month, day, year) 02/01/2020
Description of Real Property Improvements		Estimated Completion Date (month, day, year)
		Actual Completion Date (month, day, year) 07/12/2021
SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	40	36
Salaries	800,000.00	635,883.00
Number of Employees Retained		
Salaries		
Number of Additional Employees		36
Salaries		635,883.00
SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values Before Project	\$ 1,450,000.00	\$
Plus: Values of Proposed Project	\$ 14,550,000.00	\$
Less: Values of Any Property Being Replaced	\$	\$
Net Values Upon Completion of Project	\$ 16,000,000.00	\$
ACTUAL	COST	ASSESSED VALUE
Values Before Project	\$ 1,450,000	\$
Plus: Values of Proposed Project	\$ 13,800,000	\$
Less: Values of Any Property Being Replaced	\$ 450,000.00	\$
Net Values Upon Completion of Project	\$ 13,800,000.00	\$
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 Member	Date Signed (month, day, year) 05/12/2025

**OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)**

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 <b>IS</b> in Substantial Compliance		
<input type="checkbox"/>	The Property Owner <b>IS NOT</b> 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 City Of Madison	
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 City Of Madison		
<b>APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]</b>					
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 PERSONAL PROPERTY

State Form 51765 (R7 / 12-22)

Prescribed by the Department of Local Government Finance

## PRIVACY NOTICE

This form contains confidential information pursuant to IC 6-1.1-35-9 and IC 6-1.1-12.1-5.6.

FORM CF-1 / PP

2025 PAY 2026

- INSTRUCTIONS:**
1. Property owners whose Statement of Benefits was approved must file this form with the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
  2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between January 1 and May 15, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between January 1 and the extended due date of each year.
  3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (CF-1).

SECTION 1 TAXPAYER INFORMATION								
Name of taxpayer Grote Industries, LLC						County Jefferson		
Address of Taxpayer (street and number, city, state and ZIP code) 2600 Lanier Dr Madison IN 47250						DLGF Taxing District Number 39007		
Name of Contact Person Brian Blanton				Telephone Number (812) 273-8604		Email Address brian.blanton@grote.com		
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY								
Name of Designating Body Common Council of the City of Madison				Resolution Number 5-2018		Estimated Start Date (month, day, year) 10/31/2018		
Location of Property 2600 Lanier Drive Madison IN 47250						Actual Start Date (month, day, year) 10/31/2018		
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired. See attached						Estimated Completion Date(month, day, year) 12/31/2019		
						Actual Completion Date (month, day, year) 12/31/2019		
SECTION 3 EMPLOYEES AND SALARIES								
EMPLOYEES AND SALARIES						AS ESTIMATED ON SB-1		ACTUAL
Current Number of Employees						426		427
Salaries						27,592,559		33,119,345
Number of Employees Retained								
Salaries								
Number of Additional Employees						35		36
Salaries						1,670,032		1,558,100
SECTION 4 COST AND VALUES								
	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project								
Plus: Values of Proposed Project	4,087,022				548,940			
Less: Values of Any Property Being Replaced								
Net Values Upon Completion of Project	4,087,022				548,940			
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project	4,581,477	908,781			326,384	48,398		
Plus: Values of Proposed Project								
Less: Values of Any Property Being Replaced								
Net Values Upon Completion of Project	4,581,477	908,781			326,384	48,398		
<b>NOTE:</b> The <b>COST</b> of the property is confidential pursuant to IC 6-1.1-12.1-5.6 (c).								
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 CFO		Date Signed (month, day, year)		

**ATTACHMENT TO FORM CF-1, page 1, Section 2**

Name of taxpayer

Grote Industries, LLC

**SECTION 2**

**LOCATION AND DESCRIPTION OF PROPERTY**

Description of real property improvements and/or new manufacturing equipment to be acquired

Improvements and modifications of existing facility to allow high volume production of the Headlamp New Generation Manufacturing Center



**OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)**

**INSTRUCTIONS: (IC 6-1.1-12-5.9)**

1. Within 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.
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. If a notice is mailed to a property owner, a copy of the written notice will be sent to the county assessor and the county auditor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable effort to substantially comply with the Statement of Benefits 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 effort to comply, then the designating body shall adopt a resolution terminating the deduction. 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 <b>IS</b> in substantial compliance		
<input type="checkbox"/>	The property owner <b>IS NOT</b> 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.			
Time of Hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing
<b>HEARING RESULTS (to be completed after the hearing)</b>			
<input type="checkbox"/> Approved		<input type="checkbox"/> 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	
<b>APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]</b>			
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 PERSONAL PROPERTY

State Form 51765 (R7 / 12-22)

Prescribed by the Department of Local Government Finance

## PRIVACY NOTICE

This form contains confidential  
information pursuant to  
IC 6-1.1-35-9 and IC 6-1.1-12.1-5.6.

FORM CF-1 / PP

2025 PAY 2026

- INSTRUCTIONS:**
1. Property owners whose Statement of Benefits was approved must file this form with the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
  2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between January 1 and May 15, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between January 1 and the extended due date of each year.
  3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (CF-1).

SECTION 1 TAXPAYER INFORMATION		
Name of taxpayer Grote Industries, LLC		County Jefferson
Address of Taxpayer (street and number, city, state and ZIP code) 2600 Lanier Dr Madison IN 47250		DLGF Taxing District Number 39007
Name of Contact Person Brian Blanton	Telephone Number (812) 273-8604	Email Address brian.blanton@grote.com

SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of Designating Body Common Council of the City of Madison	Resolution Number 2024-3C	Estimated Start Date (month, day, year) 12/31/2023
Location of Property 2600 Lanier Drive Madison IN 47250		Actual Start Date (month, day, year) / /
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired.		Estimated Completion Date(month, day, year) 12/31/2026
		Actual Completion Date (month, day, year) / /

SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	477	480
Salaries	32,082,098	36,895,700
Number of Employees Retained	477	477
Salaries	32,082,098	32,082,098
Number of Additional Employees	15	3
Salaries	780,000	4,813,602

SECTION 4 COST AND VALUES								
	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project								
Plus: Values of Proposed Project	210,000		700,000				350,000	
Less: Values of Any Property Being Replaced								
Net Values Upon Completion of Project	210,000		700,000				350,000	
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project								
Plus: Values of Proposed Project	11,518,860	4,403,752						
Less: Values of Any Property Being Replaced								
Net Values Upon Completion of Project	11,518,860	4,403,752						

**NOTE:** The **COST** of the property is confidential pursuant to IC 6-1.1-12.1-5.6 (c).

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 CFO	Date Signed (month, day, year) 8/14/2025

**OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)**

**INSTRUCTIONS: (IC 6-1.1-12-5.9)**

1. Within 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.
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. If a notice is mailed to a property owner, a copy of the written notice will be sent to the county assessor and the county auditor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable effort to substantially comply with the Statement of Benefits 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 effort to comply, then the designating body shall adopt a resolution terminating the deduction. 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 <b>IS</b> in substantial compliance		
<input type="checkbox"/>	The property owner <b>IS NOT</b> 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.			
Time of Hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing
<b>HEARING RESULTS (to be completed after the hearing)</b>			
<input type="checkbox"/> Approved		<input type="checkbox"/> 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	
<b>APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]</b>			
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.			