



**STATEMENT OF BENEFITS  
REAL ESTATE IMPROVEMENTS**

State Form 51767 (R3 / 12-11)

Prescribed by the Department of Local Government Finance

20\_\_ PAY 20\_\_

FORM SB-1 / Real Property

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)
- Eligible vacant building (IC 6-1.1-12.1-4.8)

**INSTRUCTIONS:**

1. 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)
2. 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.
3. To obtain a deduction, application Form 322 ERA/RE or Form 322 ERA/VBD, whichever is applicable, must be filed with the County Auditor by the later of: (1) May 10; or (2) thirty (30) days after the notice of addition to assessed valuation or new assessment is mailed to the property owner at the address shown on the records of the township assessor, if any, or the county assessor.
4. 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)]
5. The schedules established under IC 6-1.1-12.1-4(d) for rehabilitated property and under IC 6-1.1-12.1-4.8(1) for vacant buildings apply to any statement of benefits approved on or after July 1, 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 a statement of benefits filed before July 1, 2000.

**SECTION 1 TAXPAYER INFORMATION**

Name of taxpayer  
**BKH, LLC**

Address of taxpayer (number and street, city, state, and ZIP code)  
**2731 Farmers Market Rd., Springfield, IL 62707**

Name of contact person <b>Mike Casper</b>	Telephone number <b>(217) 737-0563</b>	E-mail address <b>MCasper@midwesttech.edu</b>
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**SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT**

Name of designating body <b>Brownsburg Town Council</b>	Resolution number
Location of property <b>558 &amp; 550 Pit Road, Brownsburg, IN</b>	County <b>Hendricks</b>
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) <b>A technical training college. See additional information provided herewith.</b>	DLGF taxing district number <b>Brownsburg</b>
	Estimated start date (month, day, year) <b>06/01/2012</b>
	Estimated completion date (month, day, year) <b>07/01/2013</b>

**SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT**

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
0.00	\$0.00			21.00	\$678,000.00

**SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT**

<b>NOTE:</b> Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values	533,930.00	6,000.00
Plus estimated values of proposed project	3,466,070.00	3,466,070.00
Less values of any property being replaced	0.00	0.00
Net estimated values upon completion of project	4,000,000.00	4,000,000.00

**SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER**

Estimated solid waste converted (pounds) <b>0.00</b>	Estimated hazardous waste converted (pounds) <b>0.00</b>
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Other benefits

**SECTION 6 TAXPAYER CERTIFICATION**

I hereby certify that the representations in this statement are true.

Signature of authorized representative <i>Michael Casper</i>	Title <b>V.P.</b>	Date signed (month, day, year) <b>7/5/12</b>
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**FOR USE OF THE DESIGNATING BODY**

We have reviewed our prior actions relating to the designation of this Economic Revitalization Area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed \_\_\_\_\_ calendar years \* (see below). The date this designation expires is \_\_\_\_\_.
- B. The type of deduction that is allowed in the designated area is limited to:
- 1. Redevelopment or rehabilitation of real estate improvements       Yes       No
  - 2. Residentially distressed areas       Yes       No
  - 3. Occupancy of a vacant building       Yes       No
- C. The amount of the deduction applicable is limited to \$ \_\_\_\_\_.
- D. Other limitations or conditions (specify) \_\_\_\_\_
- E. The deduction is allowed for \_\_\_\_\_ years\* (see below).

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (signature and title of authorized member of designating body)	Telephone number	Date signed (month, day, year)
Attested by (signature and title of attester)	Designated body	

\* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.12-12.1-4.

- A. For residentially distressed areas, the deduction period may not exceed five (5) years.
- B. For redevelopment and rehabilitation or real estate improvements:
  - 1. If the Economic Revitalization Area was designated prior to July 1, 2000, the deduction period is limited to three (3), six (6), or ten (10) years.
  - 2. If the Economic Revitalization Area was designated after June 20, 2000, the deduction period may not exceed ten (10) years.
- C. For vacant buildings, the deduction period may not exceed two (2) years.

## Letter of Intent

BKH, LLCI, Petitioner, owns and operates technical training institutes in Illinois and Mississippi and has a new facility under construction in Missouri. Petitioner wishes to construct its seventh location on Lots 6 and 7 of Lincoln Park Business Park. Petitioner operates the training institutions under the names of Midwest Technical Institute and Delta Technical College.

Petitioner focus on training in various technical fields, including, electrical, HVAC, major appliance repair, welding (primarily pipe welding), cosmetology, medical assisting, dental assisting, massage therapy, medical coding and Certified Nurses Assistant (CAN) training, although not all of these options are available at every location.

Combined enrollment for all of the programs typically consists of 350 – 430 students annually. The electrical and cosmetology programs are one year programs. All other programs are typically 36 week programs, with 27 weeks in education and the final weeks spent in externship with local businesses. The institute creates relationships with local business to provide for externships and job placement of their students. In order to retain certain accreditations, the institutes must meet, and do meet, seventy percent (70%) job placement each year.

Each institute employs 25 – 35 employees.

Petitioner has been in business for seventeen (17) years and has been under single ownership during that time.

Petitioner viewed and considered other locations in the greater Indianapolis area, but Petitioner's first choice is this location in Brownsburg, Indiana.



# DELTA TECHNICAL COLLEGE

Ridgeland, Mississippi



Benchmark Design, PC  
© Tracy Warm, Architect  
July 13, 2010

# Lincoln Park

Date Created: 3/13/2012

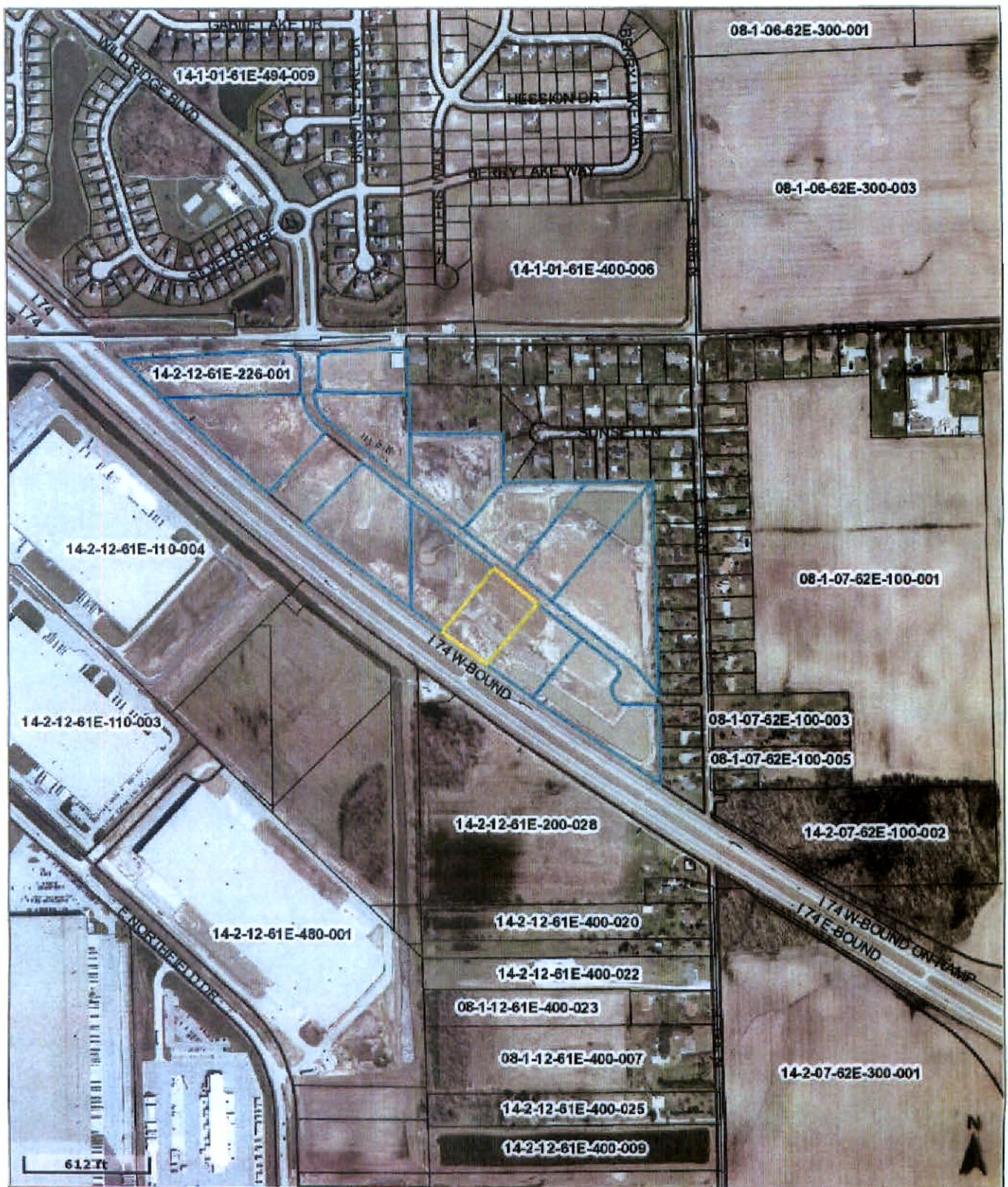


EXHIBIT – E  
SITE PHOTOS



EXHIBIT – E  
SITE PHOTOS *continued*

