

Introduction to Garden Court, Inc.

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Introduction to Garden Court, Inc.

Garden Court, Inc. was organized in 1972 to provide housing and support services for the elderly of Plymouth and surrounding communities. The members of the Board of Directors of Garden Court, Inc. are all from Plymouth and the immediate surrounding area.

Garden Court, Inc., a not-for-profit organization, presently owns and manages **twelve** housing communities — all located in the City of Plymouth, Town of Argos, the Town of Bourbon, City of Knox, Town of Mentone, Town of Lapaz, and most recently the town of Culver. These projects, totaling 333 apartment homes, were financed by the Rural Development (formerly Farmer's Home Administration) or the U.S. Department of Housing and Urban Development (HUD). The activities of Garden Court, Inc. and its projects have always been strongly supported by the local community. In 1972, 300 local citizens made small donations to financially support the first elderly housing project. In 1988, more than \$25,000 was raised locally to make improvements to the Section 202 project completed in 1990.

Garden Court, Inc. receives supporting services from a variety of local agencies including the Marshall County Council on Aging, Home Health Care, Starke Home Care Services, Care and Share, Real Services, Marshall Starke Development Center, Marshall County Housing Authority and various city/town governments.

Garden Court West

Garden Court, Inc. was incorporated February 9, 1972, as a not-for-profit corporation for the expressed purpose of providing low cost housing for moderate and low-income elderly residents. The corporation was originally funded through donations derived from a fundraising drive conducted in the Community. The fund raising drive produced in excess of \$10,000. The corporation subsequently received approval from Farmer's Home Administration for the construction of a forty-six (46) unit residential property specifically set aside as housing for the elderly. This property was designed as an eighty percent (80%) rent supplemented property. The property was completed in 1974 and produced the first fiscal statement with the fiscal year ending in 1975.

Garden Court East

After four years of successful operation, the corporation recognized the continuing need for housing for the elderly within the immediate community. As a result of recognizing this need, the corporation applied to Farmer's Home Administration for the development of a second residential property in the community. Subsequent to this request, the corporation received approval from Farmer's Home Administration for the development of a sixty (60) unit, eighty percent (80%) rent supplemented housing project for the elderly.

Garden Court Downtown

Following nearly six (6) years of successful operation of the combined projects, the corporation recognized a still further need existing within the community for additional housing for the elderly. With the cooperation of the City of Plymouth in providing the site and successful operational and financial history, the Board of Directors of the corporation determined that the corporation should move forward in an effort to secure approval for additional housing for the elderly. In 1987, Garden Court, Inc. received approval from HUD for a thirty (30) unit downtown project, which was completed in 1990.

Neidlinger Garden Court

During the early 1990s, Garden Court, Inc. continued researching all avenues with the expressed goal of continuing its mission. In 1993, Garden Court, Inc. requested and received funding from HUD for a forty-one (41) unit project for elderly housing to be located in Plymouth. This community was completed at the beginning of 1996 and was fully occupied within three months.

Argos Garden Court

Seeing the success of the Garden Court projects, several surrounding communities began to approach Garden Court, Inc. in an effort to find out how to obtain their own similar facilities. It was at a Town Board Meeting that Argos, Indiana, town officials began thinking about senior housing, as it was at this meeting that senior citizens attended and voiced their desire for additional housing to suit them. It was in 1997 or so that the Town of Argos approached the Garden Court, Inc. Board to inquire about building a facility in their nearby town. Once again Garden Court was successful in applying for funds through the Section 202 program, resulting in 23 one-bedroom apartments to be built in the Town of Argos. This community is known as Argos Garden Court.

Bourbon Garden Court

In 1999, town officials of Bourbon, Indiana, were hearing similar comments, and they too approached Garden Court, Inc. with the same question as to “how could they fill the void of senior housing.” In 2001, after two grant application submittal attempts, Garden Court, Inc., teamed up with their nearby community of Bourbon and applied for funds through the Section 202 program of HUD. On October 31, 2001, that funding announcement included Garden Court, Inc. Construction of Bourbon Garden Court, a one-bedroom apartment community with 22 units to serve Bourbon’s senior citizens, was opened in January 2004.

The Hurford House

As Garden Court, Inc. continued its mission of providing affordable, quality housing for its community, the not-for-profit organization began looking at ways to expand its mission. After reviewing the housing needs of both Plymouth and Marshall County in its entirety, it became evident that housing was needed for those individuals who were developmentally and/or physically handicapped. In 2001 Garden Court, Inc. made an application attempt through the Section 811 of HUD, and was notified on October 31, 2001, that this application was awarded and would be funded. Construction began during the spring of 2004 to build The Hurford House, an apartment community with 14 one-bedroom units. The property was completed and opened in January 2005.

Knox Garden Court

Knox city officials were next to contact Garden Court, Inc. about the possibility of working together to provide additional housing for low-income seniors. In 2002, Garden Court, Inc. made its first application attempt through the Section 202 program of HUD, and was later awarded the funds to construct 24 one-bedroom apartments for seniors in Knox. Construction on this project began in the spring of 2004. The property opened on April 11, 2005.

Fairfield Garden Court

In 2004 Garden Court, Inc. recognized still the continued need for additional senior housing in Plymouth, given the continued 100% occupancy of its properties and waiting list for residency. Thus, in 2004 an application was submitted to build a 25-unit housing community through the Section 202 program of HUD to be constructed in the 2200 block of Hillcrest Avenue in Plymouth. Garden Court, Inc. was notified in October 2004 that this application had been funded. Construction for this project was started in the spring of 2006. The opening of the complex occurred in June, 2007 and was 100% occupied with a waiting list within 1 month of opening.

Mentone Garden Court

In 2005, Garden Court, Inc. was approached by members of the Mentone community who had expressed interest in developing a Section 202 community. In working with town and community leaders, an application for this project was submitted in the spring of 2005 and funding was awarded for this project in early 2006. Construction for this community began in the spring of 2007 and the property opened in May, 2008. The project consists of 21 one-bedroom units to serve the need for housing for individuals 62 and older. The grant awarded for this project was in the amount of \$1,810,800.

Lapaz Garden Court

Yet again, a local community approached Garden Court, Inc. to partner so that another senior property could be constructed for their senior population. After two attempts, in the fall of 2008, Garden Court, Inc. was awarded funding through HUD for a Section 202 housing complex to be constructed in Lapaz, Indiana. This facility is to contain 14 units. This project opened in October of 2010.

Culver Garden Court

In 2010, an application was submitted to HUD under Section 202 to construct 13 apartments for the seniors of Culver, Indiana. That application was approved in July of 2010. Construction was completed in February of 2012.

In Summary

Garden Court, Inc. is pleased with the results it has achieved over the past 40+ years, and will continue to look for ways to carry out its mission of providing quality, affordable housing for the community.

Garden Court, Inc. Timeline of Achievements

<u>Garden Court West</u> Plymouth	<ul style="list-style-type: none"> • Built — 1974 • Units — 46 • Financed — FmHA Section 515
<u>Garden Court East</u> Plymouth	<ul style="list-style-type: none"> • Built — 1983 • Units — 60 • Financed — FmHA Section 515
<u>Garden Court Downtown</u> Plymouth	<ul style="list-style-type: none"> • Built — 1989 • Units — 30 • Financed — HUD Section 202
<u>Neidlinger Garden Court</u> Plymouth	<ul style="list-style-type: none"> • Built — 1995/1996 • Units — 41 • Financed — HUD Section 202
<u>Argos Garden Court</u> Argos	<ul style="list-style-type: none"> • Built — 1998/1999 • Units — 23 • Financed — HUD Section 202
<u>Bourbon Garden Court</u> Bourbon	<ul style="list-style-type: none"> • Built — 2003/2004 • Units — 22 • Financed — HUD Section 202
<u>The Hurford House</u> Plymouth	<ul style="list-style-type: none"> • Built — 2004. Opened January 2005 • Units — 14 • Financed — HUD Section 811
<u>Knox Garden Court</u> Knox	<ul style="list-style-type: none"> • Built — 2004/2005. Opened April 2005 • Units — 24 • Financed — HUD Section 202
<u>Fairfield Garden Court</u> Plymouth	<ul style="list-style-type: none"> • Built - Opened June, 2007 • Units — 25 • Financed — HUD Section 202
<u>Mentone Garden Court</u> Mentone	<ul style="list-style-type: none"> • Built – Opened May, 2008 • Units — 21 • Financed — HUD Section 202
<u>Lapaz Garden Court</u> Lapaz	<ul style="list-style-type: none"> • Built – Opened October, 2010 • Units — 14 • Financed — HUD Section 202
<u>Culver Garden Court</u> Culver	<ul style="list-style-type: none"> • Built – Opened February 2012 • Units — 13 * Financed — HUD Section 202



GARDEN COURT WEST

400 West Washington Street
Plymouth, IN 46563

Garden Court West is located at 400 West Washington Street, Plymouth, Indiana. There are 46 one-bedroom and efficiency apartments. The apartments are arranged in a square with a courtyard in the center. During the summer of 1993, a gazebo was constructed in the courtyard and a dedication was held in honor of an employee.

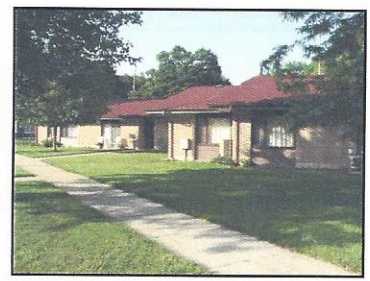
Bradley Company (formerly Real Estate Management Corporation) has been the managing agent since July 1, 1981. The site manager and maintenance technician work at the property approximately 20 hours per week. The rental office is open daily.

Garden Court West was built during the fall of 1974 on the site of the old Washington School.

Garden Court West is subsidized through Rural Development (formerly Farmer's Home Administration (FmHA)) for the very low income, elderly and disabled. A resident can be under the age of 62 as long as they are disabled.

With the assistance of a \$100,000 rehabilitation loan obtained in 2001-02, five apartments were rehabbed, along with the community room, common bathroom and several other building features.

Real Services has a nutrition site located in the Garden Court West Community Room. Meals are provided Monday through Friday at noon for residents and senior citizens from the Plymouth Community. Real Services asks participants for a nominal donation to help offset the costs.



GARDEN COURT EAST

501 East Pennsylvania Avenue
Plymouth, IN 46563

Garden Court East is located at the corner of Liberty and Pennsylvania streets on the east side of Plymouth. It is a Rural Development (RD) subsidized property, occupied since 1979. It is for low income, elderly and disabled persons. There are a total of 60 apartments, consisting of four efficiency units, 36 one-bedroom apartments and 20 two-bedroom apartments. There are nine ground level apartment buildings with the office being centrally located in the middle of the apartment buildings. The office building also contains a laundry room and community room.

The residents enjoy monthly gatherings with some sort of entertainment or speaker, weekly coffees for the men and women, craft sessions, playing cards, movies, etc.

Bradley Company (formerly Real Estate Management Corporation) became the managing agent in July 1981. The on-site personnel consists of a site manager, full-time maintenance and housekeeping employee. The office is open 32 hours during the workweek.

All apartments have air conditioning and the stoves and refrigerators are furnished for the residents. The residents take great pride in their apartments and the grounds. Most residents plant flowers in the spring and it truly looks like a "Garden Court" during the summer months. The residents feel like they have their own community at Garden Court East.



GARDEN COURT DOWNTOWN

315 West Garro Street
Plymouth, IN 46563

Bradley Company was involved from the very beginning of Garden Court Downtown, which is located at 315 West Garro Street in Plymouth, Indiana. It became fully occupied in November of 1989. It is a three-story building, including laundry facilities, rental office and a lobby/community room where the residents enjoy playing cards, bingo and having holiday celebration dinners.

There are thirty apartments subsidized by the Department of Housing and Urban Development (HUD). It is home for low income, elderly and disabled individuals. Seven of these apartments are efficiency apartments and the remaining twenty-three are one-bedroom apartments.

Garden Court Downtown is within walking distance of grocery stores, drug stores, the library and downtown Plymouth. The residents enjoy the patio and park benches on the east side of the complex during the summer months. They also enjoy planting flowers in the spring and participate in the community-recycling program.

The on-site personnel consist of a site manager, maintenance technician and housekeeping employee. The rental office is open Monday thru Friday.



NEIDLINGER GARDEN COURT

905 East Berkley Street
Plymouth, IN 46563

Neidlinger Garden Court is located at 905 East Berkley Street in Plymouth, Indiana. There are forty, one-bedroom apartments and one, two-bedroom apartment. Eight of the units are patio units. They feature an additional door to the outside that opens onto a private patio. The building also features a laundry room and community room. Each apartment is furnished with appliances, as well as a garbage disposal, air conditioning and individual hot water heater. There is also an emergency pull-cord system in each apartment in the event a resident needs medical help.

Bradley Company was part of the Development Team that orchestrated the application to HUD for construction, which was completed in January 1996. The site manager works part-time, as does the maintenance technician and housekeeper. The rental office is open Monday through Friday at various 4-hour blocks of time.

The residents of Neidlinger Garden Court enjoy a variety of activities. They have resident meetings and carry-in dinners once per month. They meet for coffee each day in the community room. There is Bingo once per week and for those who like to play Euchre or Yahtzee, they can always find a game going on in the community room. Weather permitting there are cookouts once a month during the spring and summer months.

Neidlinger Garden Court is subsidized through HUD, providing housing opportunities for the low income, elderly and disabled. Residents must be at least 62 years of age to reside at Neidlinger Garden Court.



ARGOS GARDEN COURT

9940 East 16th Road
Argos, Indiana

Several years ago, a group of concerned citizens of the Town of Argos attended a town council meeting to voice their desire for a Garden Court facility. At that time, these concerns facilitated the Town to contact the Garden Court, Inc. Board of Directors, with the thought of working together to make this desired project a reality.

Upon applying through the HUD Section 202 program, Argos Garden Court became a reality with construction beginning during the late fall of 1998. This property was completed during November 1999, and initial lease up started immediately thereafter. After initial lease up, the property has maintained 100% occupancy consistently.

This newer property contains 23 one-bedroom apartments for senior citizen residents, a community room and on-site laundry facilities. The site staff includes a part time Site Manager and Maintenance Technician. The office is open Monday, Wednesday and Friday afternoons.

Residents of Argos are thrilled they do not have to leave their hometown to find affordable senior living. As with the other Garden Court properties, there are many activities that are offered to the residents of this property.



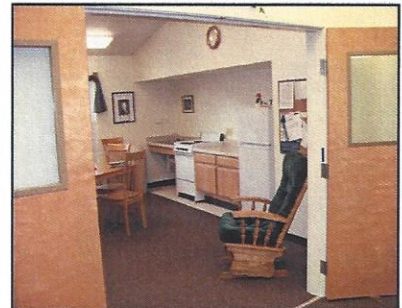
BOURBON GARDEN COURT

200 West Florence Street
Bourbon, Indiana

In 1999, town officials of Bourbon, Indiana, were looking for a solution for senior housing in their community. Teaming up with Garden Court, Inc., they applied for funds through the Section 202 program of HUD. In the fall of 2001, the funding announcements came through. The 22 one-bedroom apartment community opened in January 2005.

Bourbon Garden Court is staffed with a part-time site manager and maintenance technician who carry out the policies and procedures established by HUD. The office is open in the mornings on Monday, Wednesday & Friday.

The residents of Bourbon Garden Court enjoy many activities and services that are coordinated by the management staff including blood pressure and sugar checks from The Health Force of Indiana and van service from the Marshall County Council on Aging. Other general activities for the residents include regularly scheduled social/coffee gatherings, cards and games. The residents enjoy a furnished patio where they can sit outside and enjoy the weather during the spring, summer and fall months.



THE HURFORD HOUSE

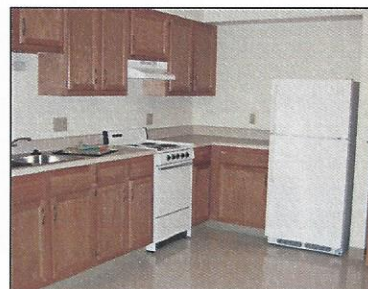
903 East Berkley Street
Plymouth, Indiana

As Garden Court, Inc. continued its mission of providing affordable, quality housing for its community; the not-for-profit organization began looking at ways to expand its mission. After reviewing the housing needs of both Plymouth and Marshall County in its entirety, it became evident that housing was needed for those individuals who are developmentally and/or physically challenged. In 2001, Garden Court, Inc. made an application attempt through the Section 811 of HUD, and was notified on October 31, 2001, that this application was awarded and would be funded.

Construction of The Hurford House began during the spring of 2004 to build a 14 one-bedroom apartment community to serve the housing needs of this audience. The property opened in January 2005. While The Hurford House is open to the public for housing of individuals with developmentally and/or physical disabilities, the primary agencies that Garden Court, Inc. works with for housing of residents include: Pathfinders, Cardinal Center and Bowen Center. These agencies have found The Hurford House to be a great housing option for their clients, which is evidenced by the 100% occupancy and its waiting list for residency.

The Hurford House is staffed with a part-time Site Manager and Maintenance Technician to carry out the policies and procedures established by HUD.

The residents at The Hurford House are offered the same services that the other Garden Court properties receive such as resident activities and blood pressure checks. Moreover, The Hurford House offers its residents the ability to live independently, outside of an institutional setting.



KNOX GARDEN COURT

601 S. Williams Street
Knox, Indiana

City officials of neighboring Starke County contacted Garden Court to inquire about the possibility of working together to provide additional housing for its low-income seniors. In 2002, Garden Court, Inc. made its first application attempt through the Section 202 program of HUD, and was later awarded the funds to construct 24 one-bedroom apartments for seniors in Knox.

Construction began in the spring of 2004 and was recently completed. The building opened on April 11, 2005.

There was an overwhelming response to this project. At the time of opening, the project was 89% occupied and within three months of operation, 100% occupied.

Knox Garden Court is staffed with a part-time Site Manager and Maintenance Technician to carry out the policies and procedures established by HUD.

The Knox Garden Court residents have a community room to enjoy social gatherings, entertainment and games, as well as a patio area to sit outside. Knox Garden Court, as with the other Garden Court facilities has on-site laundry facilities.



FAIRFIELD GARDEN COURT

2200 Block of Hillcrest Avenue
Plymouth, Indiana

In 2004 Garden Court, Inc. recognized the continued need for additional senior housing in Plymouth, given the continued 100% occupancy of its properties and waiting list for residency. Thus, in 2004 an application was submitted to build a 25-unit housing community through the Section 202 program of HUD. Garden Court, Inc. was notified in October of 2004 that this application had been funded.

This community opened in June, 2007 and within 1 month of opening was 100% occupied with a waiting list of residents. Like the other Garden Court properties, this community has an on-site office with a part time site manager, maintenance staff and custodial services. There is also a covered patio, community room and on-site laundry facilities.

The residents enjoy participating in group activities, as well as making friends with other residents and coordinating private activities on their own.



MENTONE GARDEN COURT

401 West Harrison Street
Mentone, Indiana

In 2005, Garden Court, Inc. was approached by members of the Mentone community who had expressed interest in developing a Section 202 community. In working with town and community leaders, an application for this project was submitted in the spring of 2005 and funding was awarded for this project in early 2006. Construction started in the spring of 2007 and the project opened in May, 2008. The project is 21 units and the grant was in the amount of \$1,810,800.

The residents of this community enjoy the community room, laundry facilities, open patio and scheduled services and social groups. This community also offers a part time on-site manager, maintenance technician and housekeeping. Leasing efforts have been most successful through word of mouth from residents who reside at the property and are very happy with the facility and what it has to offer.



LAPAZ GARDEN COURT

110 Cale Street
Lapaz, Indiana

In June, 2008, Garden Court, Inc. submitted a second application for the funding of a 14-unit property geared towards low-income seniors in Lapaz, Indiana. In the fall 2008, HUD announced that funding for this facility was awarded. This property opened in the fall of 2010 and is fully occupied.



CULVER GARDEN COURT

801 S. Main Street
Culver, Indiana

In 2010, Garden Court, Inc. submitted an application for the funding of a 13-unit property geared towards low-income seniors in Culver, Indiana. In July, 2010, HUD announced that funding for this facility was awarded. The twelfth Garden Court community opened in February 2012. The lake lodge feel of this property makes it very unique. Near the shores of beautiful Lake Maxinkuckee, this property has 13 one-bedroom apartments for low-income seniors, 62 years of age or older, and boasts a community room with a large screened-in patio.

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