



# COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R6 / 4-23)

Prescribed by the Department of Local Government Finance

# FILED

APR 18 2024

2023 PAY 2024
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:

- 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).
- This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
- 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))
- 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).

## CITY CLERK

# CONFIDENTIAL

SECTION 1 TAXPAYER INFORMATION		
Name of Taxpayer Priser Properties, LLC	County Vigo	
Address of Taxpayer (number and street, city, state, and ZIP code) 27 South 12th Street Terre Haute IN 47807	DLGF Taxing District Number 84 0002	
Name of Contact Person Amber Bass	Telephone Number (812 ) 235-8155	Email Address abass@leecompanyinc.com
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of Designating Body Terre Haute City Council	Resolution Number 18-2017	Estimated Start Date (month, day, year) 12/17/2017
Location of Property 40 South 10 1/2 Street Terre Haute IN 47807	Actual Start Date (month, day, year) 12/14/2017	
Description of Real Property Improvements Combination Warehouse /Office Building All steel construction - 1 floor - 13,000 Sq. Ft.	Estimated Completion Date (month, day, year) 4/30/2018	
	Actual Completion Date (month, day, year) 6/20/2018	
SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	28	39
Salaries	2,104,000.00	4,292,180.00
Number of Employees Retained	28	28
Salaries	2,104,000.00	3,556,008.00
Number of Additional Employees	2	11
Salaries	100,000.00	736,172.00
SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values Before Project		\$ 166,300.00
Plus: Values of Proposed Project		\$ 900,000.00
Less: Values of Any Property Being Replaced		\$ 166,300.00
Net Values Upon Completion of Project		\$ 900,000.00
ACTUAL	COST	ASSESSED VALUE
Values Before Project		\$ 166,300.00
Plus: Values of Proposed Project		\$ 527,300.00
Less: Values of Any Property Being Replaced		\$ 166,300.00
Net Values Upon Completion of Project		\$ 527,300.00
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	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 <i>Amber Bass</i>	Title Controller	Date Signed (month, day, year) 4/15/2024

**CONFIDENTIAL**

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) 4/15/2024
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Attested By	Designating Body Terre Haute City Council
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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 <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing
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**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) 4/15/2024
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Attested By	Designating Body Terre Haute City Council
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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.



**STATEMENT OF BENEFITS  
REAL ESTATE IMPROVEMENTS**

State Form 51787 (R6 / 10-14)  
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)
- Residentially distressed area (IC 6-1-1-12.1-4.1)

**PRIVACY NOTICE**

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1-1-12.1-5.1

**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.
2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
3. To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the proscribed deadline may file an application between March 1 and May 10 of a subsequent year.
4. A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1-1-12.1-5.1(b)
5. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1-1-12.1-17

**SECTION 1 TAXPAYER INFORMATION**

Name of taxpayer  
**Priser Properties LLC**

Address of taxpayer (number and street, city, state, and ZIP code)  
**27 South 12th Street, Terre Haute, In. 47807**

Name of contact person  
**Kenneth P. Senseman**

Telephone number  
**( 812 ) 235-8155**

E-mail address  
**ksenseman@leecompanyinc.com**

**SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT**

Name of designating body  
Resolution number

Location of property  
**1001, 1009, 1025 Wabash Ave., Terre Haute**

County  
**Vigo**

DLGF taxing district number  
**84 0002**

Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary)  
**Misc use Office/Warehouse All Steel Construction.**

Estimated start date (month, day, year)  
**12/ /2017**

Estimated completion date (month, day, year)  
**03/ /2018**

13,000 Sq. Ft

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

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
<b>28.00*</b>	<b>\$2,104,000.00*</b>	<b>28.00*</b>	<b>\$210,400.00*</b>	<b>2.00*</b>	<b>\$100,000.00*</b>

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

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values		<b>210,600.00</b>
Plus estimated values of proposed project		<b>900,000.00</b>
Less values of any property being replaced		<b>148,700.00</b>
Net estimated values upon completion of project		<b>961,900.00</b>

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

Estimated solid waste converted (pounds) \_\_\_\_\_

Estimated hazardous waste converted (pounds) \_\_\_\_\_

Other benefits  
N/A

\* ALL EMPLOYMENT AND PAYROLL FIGURES ARE FOR THE TENANT OF THE PROPOSED STRUCTURE - LEE EQUIPMENT COMPANY, INC.

**SECTION 6 TAXPAYER CERTIFICATION**

I hereby certify that the representations in this statement are true

Signature of authorized representative  
**Kenneth P. Senseman**  
Kenneth P. Senseman

Date signed (month, day, year)  
**08/25/2017**

Title  
Member

FORM OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be 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 8 calendar years\* (see below). The date this designation expires is N-A

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

C. The amount of the deduction applicable is limited to \$ N-A

D. Other limitations or conditions (specify) N-A

E. Number of years allowed:  Year 1  Year 2  Year 3  Year 4  Year 5 (\* see below)  
 Year 6  Year 7  Year 8  Year 9  Year 10

F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?  
 Yes  No

If yes, attach a copy of the abatement schedule to this form.

If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

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

Printed name of authorized member of designating body

Attested by (signature and title of attester)

Telephone number

Date signed (month, day, year)

(812) 232-3375

10-12-17

Name of designating body

Printed name of attester

Karrum Nasser

Terre Haute City Council

Charles Phawley

\* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

IC 6-1.1-12.1-17

Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.

(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.



**COMPANY INC.**

27 South Twelfth Street  
Terre Haute, IN 47807  
Phone: 812-235-8155  
Fax: 812-235-3587  
Email: [leeco@leecompanyinc.com](mailto:leeco@leecompanyinc.com)  
Web Address: [www.leecompanyinc.com](http://www.leecompanyinc.com)

**Contractors and Furnishers of Educational, Health Care, and Laboratory Equipment**

April 15, 2023

Ms. Michelle Edwards  
City of Terre Haute  
Office of the Clerk  
17 Harding Avenue  
Terre Haute, IN 47807

Mr. Jim Bramble  
Vigo County Auditor  
Vigo County Annex  
131 Oak Street  
Terre Haute, IN 47807

Ms. Christina Patterson  
Harrison Township Assessor  
Vigo County Annex  
131 Oak Street  
Terre Haute, IN 47807

Subject: City of Terre Haute, Indiana-Real Property Tax Abatement Recipient  
RS 18 2017

This letter is in response to Ms. Michelle Edwards letter dated January 24, 2024, regarding the subject Real Property Tax Abatement. I had originally sent in Form CF-1 with an incorrect value in the actual employees retained salaries.

The revised CF-1 / Real Property form is attached. Please disregard the documents sent on April 12<sup>th</sup>.

A copy of the original SB-1 / Real Property form is enclosed as instructed.

If you have any questions, I can be reached at 812-235-8155.

Sincerely,

Amber Bass  
Priser Properties, LLC  
Controller

Cc: Mr. Louis F. Britton