

JUL 09 2025

Edwards,Michelle

CITY CLERK

From: Robert Thomas <rthomas@baclocal4.org>
Sent: Wednesday, July 9, 2025 2:07 PM
To: Edwards,Michelle
Subject: EXTERNAL -Resolution 20, 2025 PILOT Agreement

****External Email. - Think Before You Click** --**
Help Desk

Dear Council Members,

I am writing you today on behalf of the local members of the Bricklayers and Allied Craftworkers Union regarding the PILOT agreement between the city and TWG. But before that, I want to advocate for the future residents of this development who need affordable housing.

In the agreement regarding income restrictions "...only make available and rent to residents whose income is 60% or less of the area median gross income." The following paragraph regarding rent charge limits- "and in no event will such IHCDAs Rents exceed 60% of the area median gross income;"

This doesn't seem like this will work out well for the residents if the developer is allowed to charge the maximum in rent that these people are allowed to earn. How will they afford other things like a car, food, etc? Are we to just trust that a large, out of town real estate developer will do the right thing?

My next concern is for local workers not being employed to build the project. TWG will not supply a subcontractor list, and at first they refused to even say who the general contractor will be until Mayor Sakbun insisted to know. I tried to contact the general contractor (Inherent, located in Indianapolis) and did not get a response. I have a local contractor who bid with them and they have not been able to communicate with Inherent either. Who is doing the work? Are there any local companies or workers subcontracted? Why should TWG get a tax break if they aren't going to use local workers? I'm not looking for answers to these questions from the council, rather I ask that you all ask these questions of TWG. I ask that the council not take action on this resolution until there are satisfactory answers.

On the cover, the PILOT program seems like a good idea, and a good tool for cities like Terre Haute. Let's look at it as just another type of tax abatement/ break though. This is why I strongly believe that who they use for constructing the project matters. If we allow out of town contractors and workers to come in and build projects, it greatly reduces work opportunities for local people to raise themselves up and not need low-income housing. Let's try to stop the vicious cycle of local workers' livelihoods being diminished. This agreement doesn't smell right as of now, I hope you all share my concerns.

Please feel free to contact me at the number below to discuss,

Respectfully,

Robert Thomas
Field Representative
Bricklayers Local 4 IN/KY
812-208-2665 cell

