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JUN 10 2025

CITY CLERK

From: [Stephen Savochka](#)
To: [Edwards, Michelle](#)
Cc: [Home](#)
Subject: EXTERNAL -Ohio Boulevard Development
Date: Monday, June 9, 2025 9:14:35 PM

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This is an open letter to the Terre Haute City Council.

To start, I am, along with almost 1,000 concerned citizens, not in favor of the proposed development of 92 houses and 176 apartment units. There are many reasons and they are not all personal. I'm concerned about the well-being of the city. This project is like a shiny new toy to a child, they see this new toy and forget about all of their old toys. I walk my dog, about a 2 to 3 mile radius of my house (in Beau Monde subdivision) every day. For some reason my dog likes to go down side streets, either south of Poplar or north of Wabash. I am appalled at the condition of most of the sidewalks and streets. This new project is going to take away resources to improve existing areas, to implement the infrastructure improvements for this proposed project that will be needed (traffic signals, police, fire, etc.).

At every meeting I've attended and on Facebook, there is always discussion about the need for this project. The builder said there are jobs paying \$80,000 per year coming to Intek. If you check mortgage calculators, a person making this amount, with a 10% down-payment and no significant debt, can only afford a \$250,000 house.

As far as a housing shortage, there are subdivisions that have lots for sale. As far as the repayment of the TIF money, you need to check how long it's going to take to finish this project. The builder said maybe 5 years, but if you check some of the better local developments, it takes a lot longer than that. The Woods took close to 30 years to compete. Harrison Woods and Wyndham still have lots for sale and they are at least 20 years old.

I've spent almost \$700,000 with local businesses to build my house, have landscaping done, buy 3 new vehicles and new furniture. This shows that I'm invested in this community and would like to invest more, but it depends on your decision on this project.

Last, but not least, most of the people that oppose this development were not pleased, when one city official said if this doesn't pass, maybe they'll put in low income housing instead.

Sincerely yours,

Stephen M Savochka
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