MINUTES OF THE PROCEEDINGS OF THE COMMON COUNCIL

CITY OF TERRE HAUTE, INDIANA

REGULAR SESSION, THURSDAY, MAY 8, 2025

The City Council met in Regular Session Thursday, May 8, 2025 at 6:00 P.M. in the City Hall Courtroom with Mr. Nation presiding and Michelle L. Edwards in the City Clerk's desk.

Moment of Silence and Pledge of Allegiance to the Flag by Councilperson Anthony Dinkel Calling Of the Roll

PRESENT:	Tammy Boland, James Chalos, Curtis DeBaun IV, Anthony Dinkel, Kandace Hinton, Cheryl Loudermilk, Todd Nation, Amanda Thompson
ABSENT:	George Azar

Public Comment on Items Not on the Agenda

a. Herb Rukes concerning attending an Area Plan Meeting and pushing through a big project without planning.

No Corrections to the Journal of the Preceding Meeting

Communication from the Mayor

a. Mayor Brandon Sakbun commented on City projects and regionalism and economic development. He also commented on a new law signed by the governor. Mayor Sakbun commented on local universities, talent of graduates and not being able to retain them. He provided an update on sidewalk improvements and community crossing grant projects.

No Reports from City Officials No Reports from Board of Public Works and Safety No Reports from Standing Committees No Reports from Non-Standing Committees No Items Previously Tabled No Tax Abatements for Confirmation

Items on Second Reading SPECIAL ORDINANCES

SPECIAL ORDINANCE 11, 2025 – Rezoning of property located at 1103 South Center Street <Boland>

SPECIAL ORDINANCE 11, 2025 was read by digest. Motion was made by Councilperson Dinkel and seconded by Councilperson Chalos to table UNTIL June 5, 2025 SPECIAL ORDINANCE 11, 2025. Motion carried.

ITEMS ON FIRST READING RESOLUTIONS

RESOLUTION 13, 2025 – Approving a Declaratory Resolution Declaring an Area an Economic Development Area and Approving an Economic Plan for Brickyard Estates and Paddock at the Park Allocation Area <Dinkel>

RESOLUTION 13, 2025 was read by digest. Motion was made by Councilperson Chalos and seconded by Councilperson Dinkel to table until June 12, 2025 RESOLUTION 13, 2025. Motion carried.

RESOLUTION 14, 2025 – Approving an Amendment to the Declaratory Resolution for the Brickyard Estates and Paddock at the Park Economic Development Area and Economic Development Plan <Dinkel>

RESOLUTION 14, 2025 was read by digest. Motion was made by Councilperson and seconded by Councilperson to table until June 12, 2025 RESOLUTION 14, 2025. Motion carried.

RESOLUTION 16, 2025 - Transfer of \$10,000.00 in the Street - LRS budget <Loudermilk>

RESOLUTION 16, 2025 was read by digest. Motion was made by Councilperson and seconded by Councilperson to pass RESOLUTION 16, 2025. Motion carried.

RESOLUTION 16, 2025

BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF TERRE HAUTE, INDIANA:

WHEREAS, There are insufficient funds in a certain account(s) of the Street Department – LRS fund budget to meet current and anticipated expenditures within said Department, and;

WHEREAS, There are surplus funds in another account of the same budget, said Accounts being within the appropriation heretofore made for the use of said Department.

BE IT THEREFORE RESOLVED: That the following transfers be made in the Accounts heretofore appropriated for the use of said Department:

FROM:	#0202-0019-02-422005	Operating Supplies	\$10,000.00
TO:	#0202-0019-04-444010	Purchase of Equipment	\$10,000.00
TOTAL			\$10,000.00

Introduced by: Cheryl Loudermilk, Councilperson Passed in open Council this 8th day of May, 2025. Todd Nation, President ATTEST: Michelle L. Edwards, City Clerk Presented by me to the Mayor this 8th day of May, 2025 at 9:20 pm o'clock. Michelle L. Edwards, City Clerk Approved by me, the Mayor, this 8th day of May, 2025. Brandon C. Sakbun, Mayor ATTEST: Michelle L. Edwards, City Clerk

COMPLIANCE OF BENEFITS FORMS REVIEW

Gurukrupa Hospitality CF1 for RS 6, 2016

Review of Gurukrupa Hospitality Compliance of Benefits Form for Resolution 6, 2016 was read by digest. Motion was made by Councilperson DeBaun and seconded by Councilperson Chalos to find Gurukrupa Hospitality In Substantial Compliance. Motion carried.

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COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS APR 2 8 2025 State Form 51766 (R6 / 4-23)

Prescribed by the Department of Local Government Finance

CITY CLERK

FILED

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 coduction 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).

20 24	PAY 20 25
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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).

CONFIDENTIAL

SECTION 1	TAXPAYER INFORMATI	ON	
Name of Taxpayer Gurukrupa Hospitality, Inc.		Cour 84	nty
Address of Taxpayer (number and street, city, state, and ZIP code	lə)	112233	F Taxing District Number
560 Greyburn Ct, Terre Haute, IN 47802		15.2.5	0005
Name of Contact Person Purang Patel	Telephone (812)		il Address angpatel@yahoo.com
	CATION AND DESCRIPTION O		
Name of Designating Body	Resolution		nated Start Date (month, day, year)
Common Council of the City of Terre Haute	6,2016	July	1, 2016
Location of Property 451 E Margaret Drive, Terre Haute, IN 47802			al Start Date (month, day, year) ruary 1, 2018
Description of Real Property Improvements			nated Completion Dale (month, day, year) ober 31, 2016
LaQuinta Inn & Suites Hotel			al Completion Date (month, day, year) uary 1, 2018
SECTION 3	EMPLOYEES AND SALAR	RIES	AND THE REAL PROPERTY OF
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	0		0
Salaries	0.00		0.00
Number of Employees Retained	0		0
Salaries	0.00		0.00
Number of Additional Employees	17		25
Salaries	250,643.00		416,368.87
SECTION 4	COST AND VALUES		
COST AND VALUES	REA	LESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASS	SESSED VALUE
Values Before Project		\$ 6,700.00	
Plus: Values of Proposed Project		\$ 4,650,000.00	
Less: Values of Any Property Being Replaced		\$ 0.00	
Net Values Upon Completion of Project		\$ 4,650,000.00	
ACTUAL	COST	ASS	SESSED VALUE
Values Before Project		\$ 0.00	
Plus: Values of Proposed Project		\$ 2,611,500.00	
Less: Values of Any Property Being Replaced		\$ 0.00	
Net Values Upon Completion of Project		\$ 2,611,500.00	and the standards
SECTION 5 WASTE CONVERT	ED AND OTHER BENEFITS PR	OMISED BY THE TAXPAYER	
WASTE CONVERTED AND OTHE	ER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted			
Amount of Hazardous Waste Converted			
Other Benefits:			
SECTION 6	TAXPAYER CERTIFICA	TION	
I hereby certify that the representations in this stateme Signature of Authorized Representative	ent are true. Title General		Date Signed (month, day, year) 04/23/2025

		STO REVIEW THE COMPLIAN	CE WITH STATEMENT OF BENEFITS (FORM)
	STRUCTIONS: (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9) Not later than forty-five (45) days after receipt of this form, the de	aignating body may datarming w	hother or not the property owner has substantially
1.	complied with the Statement of Benefits (Form SB-1/Real Proper		letter of not the property owner has substantially
2.	If the property owner is found NOT to be in substantial compliance, the reasons for the determination, including the date, time, and plac be more than thirty (30) days after the date this notice is mailed. A of	ce of a hearing to be conducted by	the designating body. The date of this hearing ma
3.	Based on the information presented at the hearing, the designatin to substantially comply with the Statement of Benefits (Form SB- beyond the control of the property owner.		
4.	If the designating body determines that the property owner has N terminating the property owner's deduction. If the designating bod property taxes owed by the property owner or to any subsequent copy of the resolution to: (1) the property owner; (2) the county at	ly adopts such a resolution, the o installment of property taxes. Th	leduction does not apply to the next installment o e designating body shall immediately mail a certil
Weh	ave reviewed the CF-1 and find that:		
X	The Property Owner IS in Substantial Compliance		
	The Property Owner IS NOT in Substantial Compliance		
	Other (specify)		
_	ns for the Determination (attach additional sheets if necessary)		
	ure of Authorized Member		Date Signed (month, day, year)
	-M/ may	1	Date Signed (month, day, year) 5-8-2025
Attest	-M/ may	Designating Body TErre Hau	teCITY Council
If the	ad By Michelle Reduced property owner is found not to be in substantial compliance, the p	roperty owner shall receive the o	5-8-2025 teCity Council poortunity for a hearing. The following date and
If the time	ed By Michaelle Acalmand property owner is found not to be in substantial compliance, the p has been set aside for the purpose of considering compliance. (He of Hearing AM Date of Hearing (month, of AM	roperty owner shall receive the o paring must be held within thirty (5-8-2025 teCrtyCouncil poortunity for a hearing. The following date and 30) days of the date of mailing of this notice.)
If the time	ed By Michelle Reduced property owner is found not to be in substantial compliance, the p has been set aside for the purpose of considering compliance. (He of Hearing AM Date of Hearing (month, of PM	Terre Hour roperty owner shall receive the o paring must be held within thirty (fay, year) Location of Hearing	5-8-2025 teCrtyCouncil poortunity for a hearing. The following date and 30) days of the date of mailing of this notice.)
If the time	ed By Michelle Reduced property owner is found not to be in substantial compliance, the p has been set aside for the purpose of considering compliance. (He of Hearing AM Date of Hearing (month, of PM	roperty owner shall receive the o paring must be held within thirty (5-8-2025 teCrtyCouncil poortunity for a hearing. The following date and 30) days of the date of mailing of this notice.)
If the time	A By High Hearing A Market A Constraints of the aring A Market A Constraints of the aring A Market A	Terre Hour roperty owner shall receive the o paring must be held within thirty (fay, year) Location of Hearing	5-8-3025 teCityCouncil poortunity for a hearing. The following date and 30) days of the date of mailing of this notice.)
If the time	Ad By Hichelle Keduvaudb property owner is found not to be in substantial compliance, the p has been set aside for the purpose of considering compliance. (He of Hearing AM Date of Hearing (month, of PM	Terre Hour roperty owner shall receive the o paring must be held within thirty (fay, year) Location of Hearing	5-8-2025 teCityCouncil poortunity for a hearing. The following date and 30) days of the date of mailing of this notice.)
If the time	Ad By Hichelle Keduvaudb property owner is found not to be in substantial compliance, the p has been set aside for the purpose of considering compliance. (He of Hearing AM Date of Hearing (month, of PM	Terre Hour roperty owner shall receive the o paring must be held within thirty (fay, year) Location of Hearing	5-8-2025 teCityCouncil poortunity for a hearing. The following date and 30) days of the date of mailing of this notice.)
If the time	Ad By Hichelle Keduvaudb property owner is found not to be in substantial compliance, the p has been set aside for the purpose of considering compliance. (He of Hearing AM Date of Hearing (month, of PM	Terre Hour roperty owner shall receive the o paring must be held within thirty (fay, year) Location of Hearing	5-8-3025 teCityCouncil poortunity for a hearing. The following date and 30) days of the date of mailing of this notice.)
If the time of the	Ad By Ad By property owner is found not to be in substantial compliance, the p has been set aside for the purpose of considering compliance. (He of Hearing AM Date of Hearing (month, of PM	Terre Hour roperty owner shall receive the o paring must be held within thirty (fay, year) Location of Hearing	5-8-3025 <u>teCityCouncil</u> poortunity for a hearing. The following date and 30) days of the date of mailing of this notice.)
If the time of the	Ad By	Terre Hau roperty owner shall receive the o naring must be held within thirty (<i>tay, year</i>) Location of Hearing (to be completed after the hear	5-8-3025 teCityCouncil poortunity for a hearing. The following date and 30) days of the date of mailing of this notice.)
If the time of the	Ad By Add By	Terre Hau roperty owner shall receive the o raring must be held within thirty (<i>tay, year</i>) Location of Hearing (to be completed after the hear Designating Body	5-8-3025 <u>teCityCouncil</u> poortunity for a hearing. The following date and 30) days of the date of mailing of this notice.)
If the time of the	Ad By Add By	Designating Body Designating body's decision by fill	5-8-3025 <u>teCityCouncil</u> pportunity for a hearing. The following date and 30) days of the date of mailing of this notice.) (ng) Denied (see Instruction 4 above) Date Signed (month, day, year) ng a complaint in the office of the clerk of the Circuit or



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS State Form 51767 (R6 / 10-14)

Prescribed by the Department of Local Government Finance

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)

INSTRUCTIONS:

CONFIDENTIAL

20 18 PAY 20 19

FORM SB-1 / Real Property

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:
 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 vishes to claim a deduction.
 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 all property for which the person vishes to claim a deduction.
 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 within the prescribed deadine may file an application before May 10 or a subsequent year.
 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. The Form CF-1/Real Property applicable. IC 6-1, 1-12, 1-5, 1(b)
- Foperty should be allocated to be form 322/kE when the deduction is first claimed and then updated annually for each year the deduction is epincawe. IC 6-1,1-12,1-5,1(b) For a Form SB-1/Real Property that is opproved 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 temains in effect. IC 6-1,1-12,1-17 5

5837 Clubhouse Lane, teme of contact person Purang Patel SECTION 2 tame of designating body Common Council of the ocation of property 451 E. Margaret Drive, T	LOCATION AND	Telephone number (812) 878-3990 DESCRIPTION OF PROPOSED PR		E-mail addres	95
SECTION 2 ame of designating body Common Council of the position of property		THE REAL PROPERTY OF THE PROPERTY OF THE REAL PROPE		purandr	
ame of designating body Common Council of the poation of property		DESCRIPTION OF PROPOSED PR	AIFAT	Per en or	oatel@yahoo.com
Common Council of the	City of Terre Haute			C. C.	the Anne anners
ocation of property	City of Terre Haute			Resolution nu 6, 2016	
		County			district number
	Ferre Haute, IN 47802	Vigo		84-0005	
escription of real property Improveme	nis, redevelopment, or rehabilitation (us		Contraction of the second s		rt date (month, day, year)
		terioration, decline or cessation of b	usiness of a	July 1, 2	
		approximatley 80 guestrooms, meet			npletion date (month, day, year
breaklast area, fitness room, pati	o, indoor pool and hot tub, and app		and the second se		31, 2017
SECTION 3		ND SALARIES AS RESULT OF PR	OPOSED PRO.	JECT	Deleder
Current number Salaries		salarles \$0.00	Number additi	onal	Salaries \$250,643.00
				Contractory of the	φ200,040.00
SECTION 4	ESTIMATED TOTAL	COST AND VALUE OF PROPOSE	AL ESTATE IM	PROVEME	NTS
		COST	AL FORME IM	the state of the s	SESSED VALUE
Current values					0.0
Plus estimated values of propos	sed project				4,650,000.0
Less values of any property bei					0.0
Net estimated values upon com	pletion of project				4,650,000.00
SECTION 5	WASTE CONVERTED A	ND OTHER BENEFITS PROMISED	BY THE TAXPA	YER	
Estimated solid waste converter	d (pounds) 0.00	Estimated hazardous	waste converted	(pounds)	0.00
Other benefits	a (pointing)			u	

A REAL PROPERTY AND A REAL	The second second	FOR USE OF TH	E DESIGNATING B	ODY	
e find that the applicant meets the der IC 6-1.1-12.1, provides for th	e general standa e following limita	rds in the resolution a tions:	adopted or to be ado	pled by this body. S	aid resolution, passed or to be passed
A. The designated area has be expires is	en limited to a pe	eriod of time not to ex	(ceed	calendar years* (se	ee below). The date this designation
 B. The type of deduction that is 1. Redevelopment or rehabil 2. Residentially distressed a 	litation of real est		ited to: M Yes N Yes V		
C. The amount of the deduction	n applicable is lin	ited to \$_N/A	}		
D. Other limitations or condition	is (specify)	NA			Course servers and
E. Number of years allowed:	Year 1 Year 6	☐ Year 2 ☐ Year 7	☐ Year 3 ☐ Year 8	☐ Year 4 ☑ Year 9	 Year 5 (* see below) Year 10
F. For a statement of benefits a Y Yes No If yes, attach a copy of the a If no, the designating body is	balement schedu	le to this form.		in in the	
have also reviewed the informa ermined that the totality of benef				e estimates and exp	eclations are reasonable and have
ved (signature and wild of a Uthorized	dh	ating body)	Telephone numbe (8)2)23	2-3375	Date signed (month, day, year)
d name of authorized member of des	ignating hody		Name of designation	how to Cit	ryCouncil
ed by (signature and title of attester)	1		Pripted name of a	Itester O II	icouncie
When the	24		Char	les P. Ha	nley
 cpayer is entitled to réceive a decide de la constructive de	luction to a numb areas where the F ct. The deduction is required to esta 2.1-17 below.) mabilitation of rea esignating body n	er of years that is less form SB-1/Real Prop n period may not exce ablish an abatement so I property where the emains in effect. For	ss than the number o eety was approved p eed five (5) years. F schedute for each de Form SB-1/Real Pro a Form SB-1/Real P	f years designated u rior to July 1, 2013, 1 or a Form SB-1/Rea duction allowed. Th perty was approved roperty that is appro-	the deductions established in IC I Property that is approved after June 30, e deduction period may not exceed ten prior to July 1, 2013, the abatement ved after June 30, 2013, the designating
clion 4 or 4.5 of Ihls chapter an a (1) The total au (2) The numbe (3) The averag (4) The infrast	batement schedu mount of the taxp of new full-time wage of the ne ructure requirement	ale based on the follo bayer's investment in e equivalent jobs created aw employees compared ants for the taxpayer	wing factors: real and personal pr nted. ared to the state mining s investment.	operty. num wage.	a and that receives a deduction under
for each deduction allo the deduction. An aba	owed under this o tement schedule	hapter. An abateme may not exceed ten	nt schedule must spi (10) years.	ecify the percentage	amount of the deduction for each year of il the abatement schedule expires under

Page 2 of 2

Priser Properties CF1 for RS 17, 2017

Review of Priser Properties Compliance of Benefits Form for Resolution 17, 2017 was read by digest. Motion was made by Councilperson Dinkel and seconded by Councilperson Boland to find Priser Properties In Substantial Compliance. Motion carried.

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COMPLIANCE WITH STATEMENT REAL ESTATE IMPROVEMENTS	OF BENEFITS FI	LED
REAL ESTATE IMPROVEMENTS	100	0 0 00
State Form 51766 (R6 / 4-23)	APR	3 0 20

Prescribed by the Department of Local Government Finance

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3 0 2025

20 24 PAY 20 25

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).

CONFIDEINIAL

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/PE) to the project.

2.	This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
3.	This form must also be updated each year in which the deduction is applicable. It is filed with the county audito 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).

SECTION 1	TAXPAYER INFORMATION		in the second second
Name of Taxpayer		Coun	
Priser Properties, LLC		Vigo)
Address of Taxpayer (number and street, city, stale, and ZIP code	e)		Taxing District Number
27 South 12th Street, Terre Haute, IN 47807			002
Name of Contact Person	Telephone Number	27/ CONTRACTOR (CONTRACTOR)	Address
Amber Bass	(812) 235-		ss@leecompanyinc.com
	CATION AND DESCRIPTION OF PRO Resolution Number		ated Start Date (month, day, year)
Name of Designating Body Terre Haute City Council	18-2017	12108.014	7/2017
Location of Property	10-2017	1. P. 19 19 19 19	I Start Date (month, day, year)
40 South 10 1/2 Street, Terre Haute, IN 47807			4/2017
Description of Real Property Improvements			ated Completion Date (month, day, year)
Combination Warehouse / Office Building)/2018
All steel construction - 1 floor - 13,000 Sq. Ft.		Actua	I Completion Date (month, day, year)
		6/20	0/2018
SECTION 3	EMPLOYEES AND SALARIES	CALLS AND	
EMPLOYEES AND SALARIES	AS E	STIMATED ON SB-1	ACTUAL
Current Number of Employees	28		41
Salaries	2,104,000.00		4,548,524.26
Number of Employees Retained	28		28
Salaries	2,104,000.00		3,597,867.00
Number of Additional Employees	2		13
Salaries	100,000.00	and the second	950,657.26
SECTION 4	COST AND VALUES		
COST AND VALUES	REAL EST	ATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASS	ESSED 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	ASS	ESSED VALUE
Values Before Project		\$ 166,300.00	
Plus: Values of Proposed Project		\$ 534,700.00	
Less: Values of Any Property Being Replaced		\$ 166,300.00	
Net Values Upon Completion of Project		\$ 534,700.00	
SECTION 5 WASTE CONVERT	ED AND OTHER BENEFITS PROMIS	ED BY THE TAXPAYER	
WASTE CONVERTED AND OTHE	ER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		0	0
Amount of Hazardous Waste Converted		0	0
Other Benefits:		0	0
SECTION 6	TAXPAYER CERTIFICATION		
I hereby certify that the representations in this stateme	(22.1.547.542.203).)		
Signature of Authorized Representative	Title		Date Signed (month, day, year) 04/24/2025

Page 1 of 2

0	PTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM (
INS	STRUCTIONS: (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 <u>may</u> 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 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 must 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 to substantially comply with the Statement of Benefits (Form SB-1/Real Property), and whether any failure to substantially comply was caused by f 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 resolut 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 certit copy of the resolution to: (1) the property owner; (2) the county auditor, and (3) the county assessor.
We h	have reviewed the CF-1 and find that:
X	The Property Owner IS in Substantial Compliance
	The Property Owner IS NOT in Substantial Compliance
	Other (specify)
Signat	ture of Authorized Member 1 MA
	04/24/2025
Atteste	ed By Designating Body Terre Haute City Council
Atteste M If the time	ed By Designating Body property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and 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.) of Hearing AM Date of Hearing (month, day, year) Location of Hearing
Atteste M If the time	MM MM 04/24/2025 ed By Designating Body Terre Haute City Council or property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and 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.) of Hearing AM Date of Hearing (month, day, year) Location of Hearing PM
Atteste M If the time Time o	ad By Designating Body be d By Designating Body c d By Terre Haute City Council property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and 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.) of Hearing AM PM Date of Hearing (month, day, year) Location of Hearing HEARING RESULTS (to be completed after the hearing) Approved Denied (see Instruction 4 above)
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2				
	STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS State Form 51767 (R6/ 10-14)			20 PAY 20 FORM SE-1 / Real P
	ient Finance under the following Indiane Code (c/ie	ck one box):	PRIVACY NOTIN	
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) INSTRUCTIONS:				al the property and specific point to individual employed property earner is confider to 0.1, 1-12, 1-5 1
information submitted to 2. The stateme the stateme in redovelor 3. To obtain a c made or not failed to file a	ent must be submitted to the body designating the from the applicant in making its decision about with the designating body BEFORE the redevelopment and a benofits form must be submitted to the design prinent or rehabilitation for which the person destin deduction, a Form 322/RE must be filed with the C isler than thirty (30) days after the assessment no a deduction application within the proscribed dead where who files for the deduction must provide the 1	ather to designate an Economic Ravits nf or rehabilitation of real property for v maining body and the area designated e os to claim a deduction. Jounty Auditor before May 10 in the yee dice is mailed to the property owner if the may file an application between M	ulization Area, Ol Anich the person v an economic revit ar in which the ack it was mailed afte arch 1 and May 1	hervise, this statement must i vishas to claim a deduction. Ilization area before the initia filtion to assessed valuation is April 10. A property owner v 0 ef a subsequent yeer.
Property sho IC 6-1, 1-12, 1 5. For a Form 3 deduction allo	uld be attached to the Form 322/RE when the ded -5.1(b) SB-1/Real Property that is approved after June 3 wed. For a Form SB-1/Real Property that is ap	luction is first claimed and then update 30, 2013, the designating body is reg	d annually for eac uired to establish	h year the deduction is applic an abatament schedule for
SECTION 1	lect. IC 6-1.1-12.1-17	TAXPAYER INFORMATION		
Name of taxpayer Priser Prop	erlies LLC (number and street, city state, and 210 code)			
	2th Street, Terre Haute, In. 47807	Telephone number	Telsphone number E-mai	
 Section 2010 Section 2010 Secti	Kenneth P. Senseman		(812) 235-8155 kser	
1001, 1009, 1025 Wabash Ave., Terre Haute Description of feet property improvements, redevelopment, or rehabilitation (uso addr Misee use Office/Warehouse All Steel Construction, 13, 000 Sq. Ft			Est 12 Est 03	0002 nated start date (month, day, year / /2017 nated comptation date (month, day / /2018
Current number 28.00	Salaries \$2,104,000.00 * 28.00*	NOISALARILES AS RESULT OF PRO ed Selaries \$210,400.00*	Number additiona	
SECTION 4	ESTIMATED TOTAL	the second	PROJECT L ESTATE IMPRO	and the set of the set
Current values		COST		ASSESSED VALUE 210,6
	lues of proposed project			900,00
Net estimated valu	es upon completion of project WASTE CONVERTED AND	D OTHER BENEFITS PROMISED BY	THE TAXPAYER	961,90
Estimated solid wa	ste converted (pounds)	Estimated hazardous was	ste converted (por	unds)
Other benefits N/A	A A A A A A A A A A A A A A A A A A A	a na manada atangga a sa atang manadana		
* ALL EMPLOYME COMPANY, INC.	NT AND PAYROLL FIGURES ARE FOR T	HE TENANT OF THE PROPOSE	D STRUCTURE	-LEE EQUIPMENT
	ΤΑΧΡΑ			
	I hereby certify that the representations in this statement are true anythic of authorized supercentrative Kenneth P. Amsemen			gued (month. day, year) 5/2017
Kenneth P. Sens	seman	Member		
- Harristi - Gone		325 1.8		

DEORATICEEDESTIEEDESTGNATINGERUDY We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passad 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 calendar years' (see below). The date this designation expires is N-A-8 The type of deduction that is allowed in the designated area is limited to: Yes No Redevelopment or rehabilitation of real estate improvements 2. Residentially distressed areas C. The amount of the deduction applicable is limited to S N^-A N-A D. Other limitations or conditions (specify) Year 5 (* see below)
Year 10 E. Number of years allowed: Year 1
Year 6 ☐ Year 2 ☐ Year 7 П Year 3 Р Year 8 ☐ Year 4 ∐ Year 9 F. For e statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1 i-12.1-17? U 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. ewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have We have a determined that the totality of benefits is sufficient to justify the deduction described above. prover standard a flex supported member of designating body Telephone num (212) 22 Telephone numb Date signed (month, day, year) 18121232-3375 10-12-17 219 ethorized ment terne of designating body TErre Haute CITY Council er of designating body Katrum Masser tested by isignatu re an: Little of a Rester) Charles PHanley erto! 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.) (10) years, (see to 61.112), 117 cetwork 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 Porm SB-1/Real Property that is approved after July 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. The number of new full-time equivalent jobs created.
 The number of new full-time equivalent jobs created.
 The average wage of the new employees compared to the state minimum wage.
 The infrastructure requirements for the taxpayer's investment (a) 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 len (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.



27 South Twelfth Street Terre Haute, IN 47807 Phone: 812-235-8155 Fax: 812-235-3587 Email: leeco@leecompanyinc.com Web Address: www.leecompanyinc.com

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

April 24, 2025

Ms. Michelle Edwards City of Terre Haute Office of the Clerk 17 Harding Avenue Terre Haute, IN 47807 Mr. Larry T Hutchings II 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 March 19, 2025, regarding the subject Real Property Tax Abatement.

The completed CF-1 / Real Property form is attached with the latest assessed value from Form 11 received on 4/16/25.

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, Amh Bass

Amber Bass Priser Properties, LLC Controller

Cc: Mr. Louis F. Britton

Motion was made by Councilperson Dinkel and seconded by Councilperson Hinton that the meeting be adjourned. Motion carried.

Kelley Duggins Chief Deputy City Clerk Todd Nation, President

Michelle L. Edwards, City Clerk