

**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**

State Form 51766 (R6 / 4-23)

Prescribed by the Department of Local Government Finance

FILED

APR 28 2025

CITY CLERK

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).

CONFIDENTIAL**INSTRUCTIONS:**

1. 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).
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 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))
4. 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		
Name of Taxpayer Gurukrupa Hospitality, Inc.		County 84
Address of Taxpayer (number and street, city, state, and ZIP code) 560 Greyburn Ct, Terre Haute, IN 47802		DLGF Taxing District Number 84-0005
Name of Contact Person Purang Patel	Telephone Number (812) 878-3990	Email Address purangpatel@yahoo.com
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of Designating Body Common Council of the City of Terre Haute		Resolution Number 6,2016
Location of Property 451 E Margaret Drive, Terre Haute, IN 47802		Estimated Start Date (month, day, year) July 1, 2016
Description of Real Property Improvements LaQuinta Inn & Suites Hotel		Actual Start Date (month, day, year) February 1, 2018
		Estimated Completion Date (month, day, year) October 31, 2016
		Actual Completion Date (month, day, year) January 1, 2018
SECTION 3 EMPLOYEES AND SALARIES		
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	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED 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	ASSESSED 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
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		
Amount of Hazardous Waste Converted		
Other Benefits:		
SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of Authorized Representative 	Title General Manager	Date Signed (month, day, year) 04/23/2025

CONFIDENTIAL

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)

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:			
<input checked="" type="checkbox"/>	The Property Owner IS in Substantial Compliance		
<input type="checkbox"/>	The Property Owner IS NOT in Substantial Compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member		Date Signed (month, day, year)	
		5-8-2025	
Attested By		Designating Body	
		Terre Haute City Council	
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

HEARING RESULTS (to be completed after the hearing)			
<input type="checkbox"/> Approved		<input type="checkbox"/> Denied (see Instruction 4 above)	
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member		Date Signed (month, day, year)	
Attested By		Designating Body	
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 51767 (R6 / 10-14)

Prescribed by the Department of Local Government Finance

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.

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:

- 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.
- 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.
- 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 prescribed deadline may file an application between March 1 and May 10 of 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 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)
- 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 Gurukrupa Hospitality Inc.					
Address of taxpayer (number and street, city, state, and ZIP code) 5837 Clubhouse Lane, Terre Haute, IN 47802					
Name of contact person Purang Patel		Telephone number (812) 878-3990		E-mail address purangpatel@yahoo.com	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body Common Council of the City of Terre Haute				Resolution number 6, 2016	
Location of property 451 E. Margaret Drive, Terre Haute, IN 47802		County Vigo		DLGF taxing district number 84-0005	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Construction on currently vacant/undeveloped land in an area of deterioration, decline or cessation of business of a new 4-story, 45,940 square foot, LaQuinta Inns & Suites hotel with approximately 80 guestrooms, meeting space, breakfast area, fitness room, patio, indoor pool and hot tub, and approximately 115 parking spaces.				Estimated start date (month, day, year) July 1, 2016	
				Estimated completion date (month, day, year) October 31, 2017	
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number 0.00	Salaries \$0.00	Number retained 0.00	Salaries \$0.00	Number additional 17.00	Salaries \$250,643.00
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
			REAL ESTATE IMPROVEMENTS		
			COST		
			ASSESSED VALUE		
Current values			0.00		
Plus estimated values of proposed project			4,650,000.00		
Less values of any property being replaced			0.00		
Net estimated values upon completion of project			4,650,000.00		
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds) 0.00			Estimated hazardous waste converted (pounds) 0.00		
Other benefits					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative Purang Patel				Date signed (month, day, year) 04/12/16	
Printed name of authorized representative Purang Patel				Title Director	

FOR USE 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 9 calendar years* (see below). The date this designation expires is _____

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)

Telephone number

Date signed (month, day, year)

Printed name of authorized member of designating body

Name of designating body

Attested by (signature and title of attester)

Printed name of attester

* 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.

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 OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51766 (R6 / 4-23)

Prescribed by the Department of Local Government Finance

FILED

APR 30 2025

20 24 PAY 20 25

FORM CF-1 / Real Property**INSTRUCTIONS:**

1. 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).
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 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))
4. 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**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

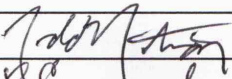
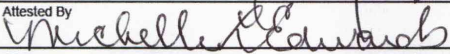
SECTION 1 TAXPAYER INFORMATION		
Name of Taxpayer Priser Properties, LLC	County Vigo	
Address of Taxpayer (number and street, city, state, and ZIP code) 27 South 12th Street, Terre Haute, IN 47807	DLGF Taxing District Number 84 0002	
Name of Contact Person Amber Bass	Telephone Number (812) 235-8155	Email 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	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	950,657.26
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		\$ 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 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	0
Amount of Hazardous Waste Converted	0	0
Other Benefits:	0	0
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) 04/24/2025

CONFIDENTIAL

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)

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:	
<input checked="" type="checkbox"/>	The Property Owner IS in Substantial Compliance
<input type="checkbox"/>	The Property Owner IS NOT in Substantial Compliance
<input type="checkbox"/>	Other (specify) _____
Reasons for the Determination (attach additional sheets if necessary)	
Signature of Authorized Member 	
Date Signed (month, day, year) 04/24/2025	
Attested By 	
Designating Body Terre Haute City Council	
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

HEARING RESULTS (to be completed after the hearing)	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied (see Instruction 4 above)
Reasons for the Determination (attach additional sheets if necessary)	
Signature of Authorized Member	
Date Signed (month, day, year)	
Attested By	
Designating Body	
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 51767 (R6/10-14)

Prescribed by the Department of Local Government Finance

20 ____ PAY 20 ____

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

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:

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 prescribed 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					
Location of property 1001, 1009, 1025 Wabash Ave., Terre Haute	County Vigo				
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Misc use Office/Warehouse All Steel Construction. 13,000 Sq. Ft					
Resolution number 84 0002					
DLGF taxing district number 12/ /2017					
Estimated start date (month, day, year) 03/ /2018					
Estimated completion date (month, day, year)					
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number 28.00*	Salaries \$2,104,000.00*	Number retained 28.00*	Salaries \$210,400.00*	Number additional 2.00*	Salaries \$100,000.00*
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
			REAL ESTATE IMPROVEMENTS		
			COST		ASSESSED VALUE
Current values					210,600.00
Plus estimated values of proposed project					900,000.00
Less values of any property being replaced					148,700.00
Net estimated values upon completion of project					961,900.00
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			Date signed (month, day, year) 08/25/2017		
Kenneth P. Senseman			Title Member		

FORM 1-12-17 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

Harrum Nasser

Attested by (signature and title of attester)

Charles Phawley

Telephone number

(812) 232-3375

Date signed (month, day, year)

10-12-17

Name of designating body

Terre Haute City Council

Printed name of attester

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
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,

A handwritten signature in blue ink that reads "Amber 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