

**COMPLIANCE WITH STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51766 (R3 / 2-13)

Prescribed by the Department of Local Government Finance

FILED**MAY 15 2025**

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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 6-1.1-12.1-5.1 (c) and (d).

CONFIDENTIAL**INSTRUCTIONS:**

1. This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.
2. 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).
3. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
4. 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 6-1.1-12.1-5.1(b))
5. 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	GATX CORPORATION		County VIGO
Address of taxpayer (number and street, city, state, and ZIP code)	222 W ADAMS, CHICAGO, IL 60606		DLGF taxing district number 002
Name of contact person	WILLIAM L GANNON		Telephone number (312) 621-6299

SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY	
Name of designating body	CITY OF TERRE HAUTE COMMON COUNCIL	Resolution number 2024-16	Estimated start date (month, day, year) 08/01/2024
Location of property	4400 MAPLE AVENUE, TERRE HAUTE, IN 46704		Actual start date (month, day, year) 08/01/2024
Description of real property improvements	NEW BUILDINGS, LOCKER ROOM, ON-SITE RAIL, INFRASTRUCTURE, AND EQUIPMENT		Estimated completion date (month, day, year) 12/31/2027
			Actual completion date (month, day, year)

SECTION 3		EMPLOYEES AND SALARIES	
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		42	49
Salaries		2,655,700.00	3,001,800.00
Number of employees retained		42	38
Salaries		2,655,700.00	2,381,800.00
Number of additional employees		21	11
Salaries		755,500.00	620,000.00

SECTION 4		COST AND VALUES	
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	
Values before project		1,556,000.00	
Plus: Values of proposed project		20,523,500.00	
Less: Values of any property being replaced			
Net values upon completion of project		22,479,500.00	
ACTUAL	COST	ASSESSED VALUE	
Values before project		1,556,000.00	
Plus: Values of proposed project		20,523,500.00	
Less: Values of any property being replaced			
Net values upon completion of project		22,479,500.00	

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	Date signed (month, day, year)	
	Senior Director - Indirect Tax	May 14, 2025	

CONFIDENTIAL**OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1) THAT WAS APPROVED AFTER JUNE 30, 1991**

INSTRUCTIONS: (IC 6-1.1-12.1-5.1 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 and 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, then 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)

Attested by:

Designating body

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

☐ 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)

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 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.

May 14, 2025

Terre Haute City Council
Attn: Todd Nation
17 Harding Avenue
Room 102, City Hall
Terre Haute, IN 47802

**RE: GATX Corporation Annual Compliance
Resolutions: 2024-16 and 2024-17**

Council Members,


Please find attached our initial compliance forms as required by the terms of our Agreement. At this point in time, we anticipate that our expansion project will continue through 12/31/2027. The following provides an update of our progress on the project to date:

- 38 of the 42 positions that were existing at the time of the abatement have been retained. The decrease is due to either termination or retirement.
- There have been 11 new hires with an average annual salary of \$56,300
- The facility has increased net headcount by 7.

If you have any questions regarding the forms, please do not hesitate to contact Bill Gannon or me.

On behalf of GATX Corporation, I would like to thank you again for your assistance in working with us on the Agreements, and we are looking forward to a long and successful partnership with the City of Terre Haute.

Sincerely,

DocuSigned by:

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Jeffery Young

Vice President and Chief Tax Officer

May 14, 2025