

FILED

JUN 19 2020

**TERRE HAUTE CITY COUNCIL  
STATE OF INDIANA  
RESOLUTION NO. 8, 2020**

**CITY CLERK**

A Resolution of the Common Council of the City of Terre Haute, Indiana, Designating an Area Within the City Commonly Identified as 4621 East Margaret Drive, Terre Haute, Vigo County, Indiana, as an Economic Revitalization Area for the Purpose of a Ten Year Personal Property Tax Abatement

WHEREAS, A Petition for a ten year personal property tax abatement has been filed with the Common Council of the City of Terre Haute requesting that the real property described therein be designated an Economic Revitalization Area for purposes of personal property tax abatement; and

WHEREAS, Highland Retina Associates, LLC (the "petitioner") has submitted a Statement of Benefits and provided all information and documentation necessary for the Common Council to make an informed decision, said information including a map of the property and description of the real property, and more particularly described as follows:

Lot 1 and Outlot A of Tierra Alta LLC. Subdivision recorded December 10, 2019, as Instrument Number 2019013355, on records of the Vigo County Recorder's Office, Vigo County, Indiana

WHEREAS, petitioner has represented and presented evidence that the projects will create 14 new permanent full-time jobs with combined annual salaries of \$1,540,000.00 and that the cost of the project will be \$970,250.00 for equipment (the "manufacturing equipment").

WHEREAS, the Common Council of the City of Terre Haute is authorized under the provisions of I.C. 6-1.1-12.1-1 et seq. to designate areas of the City as economic revitalization areas for the purpose of tax abatement; and

WHEREAS, the Common Council of the City of Terre Haute has considered the petition and Statement of Benefits and has conducted a complete and proper investigation of the subject property and neighborhood to determine that the area qualifies as an economic revitalization area under Indiana statutes; and

WHEREAS, the Common Council has found the subject property to be an area where facilities that are technologically, economically or energy obsolete, are located and where the obsolescence may lead to a decline in employment and tax revenues and has become undesirable for or impossible of normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements, character of occupancy, age, obsolescence, substandard buildings and other factors, which prevent normal development or use;

WHEREAS, the personal property abatement is a declining percentage of the increase in assessed value of the improvement based on the following time period and percentages as determined by the City Council:

Abatement	Percentage	Tax Abated	Tax Paid
1	100%	8,618.00	0
2	90%	10,858.00	1,207.00
3	80%	7,239.00	1,810.00
4	70%	4,826.00	2,068.00
5	60%	3,879.00	2,585.00
6	50%	3,232.00	3,232.00
7	40%	2,586.00	3,878.00
8	30%	1,940.00	4,524.00
9	20%	1,293.00	5,171.00
10	10%	647.00	5,817.00
Totals		45,118.00	30,292.00

NOW, THEREFORE, IT IS FOUND, DETERMINED AND RESOLVED by the Common Council of the City of Terre Haute that:

1. The petitioner's estimate of the cost of new manufacturing equipment is reasonable for manufacturing equipment of that type in view of current technologies.
2. The petitioner's estimate of the number of individuals who will be employed and retained, and the benefits thereby, can reasonably be expected to result from the project and installation of new manufacturing equipment.
3. The petitioner's estimate of the annual salaries or wages of the individuals who will be employed and retained, and the benefit thereby, can reasonably be expected to result from the project and the installation of the new manufacturing equipment.
4. That the benefits about which information has been requested can reasonably be expected to result from the installation of the new manufacturing equipment.
5. The totality of the benefits of the proposed Project and installation of the new manufacturing equipment can reasonably be expected to result from the project and are sufficient to justify a ten (10) year personal property tax deduction from assessed valuation under Indiana statutes, and each such deduction should be, and they are hereby, allowed.
6. That the petition for designating the subject property as an economic revitalization area for the purposes of ten year personal property tax abatement and the Statement of Benefits,

copies of which were submitted with the petitions, are hereby approved and the Real Estate described hereinabove is hereby designated as an Economic Revitalization Area pursuant to I.C. 6-1.1-12.1-1 et seq and petitioner is entitled to a ten year personal property tax abatement as provided therein for the proposed acquisition of the new manufacturing equipment.

7. That notice hereof should be published according to law stating the adoption and substance hereof, that a copy of the description of the affected area is available for inspection in the County Assessor's Office and stating a date on which the Council will hear and receive remonstrances and objections and take final action, all as required by law.

8. That this Resolution is supplementary to and in addition to any prior resolution.

[SIGNATURES ON FOLLOWING PAGE]

Presented by:

  
Amy Auler, Councilman

Passed in open Council this 9<sup>TH</sup> day of JULY, 2020.

  
George Azar, President  
Common Council of Terre Haute, Indiana

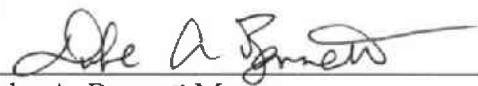
ATTEST:

  
Michelle Edwards, City Clerk

Presented by me to the Mayor this 10<sup>TH</sup> day of JULY, 2020.

  
Michelle Edwards, City Clerk

Approved by me, the Mayor, this 10<sup>TH</sup> day of July, ~~2017~~ <sup>2020</sup>.

  
Duke A. Bennett, Mayor  
City of Terre Haute, Indiana

ATTEST:

  
Michelle Edwards, City Clerk

This instrument prepared by Jeffrey A. Lind, Lind Law Firm, 400 Ohio Street, Terre Haute, IN 47807 phone 812-234-5463

**FINAL ACTION BY COMMON COUNCIL OF  
THE CITY OF TERRE HAUTE, INDIANA  
REGARDING RESOLUTION NO. 8, 2020**

WHEREAS, the Common Council of the City of Terre Haute adopted Resolution 8, 2020, on the 9th day of July, 2020, and pursuant to Indiana Law has published notice of the adoption and substance of said Resolution including a description of the affected area, known as 4621 E. Margaret Drive, Terre Haute, IN 47803 and legally described as Lot 1 and Outlot A of Tierra Alta, LLC Subdivision as shown on the plat thereof dated October 1, 2019 and recorded December 10, 2019 as Instrument No. 20191355 in the records of the Office of the Recorder of Vigo County, Indiana, and notice that a description of the affected area is available for inspection in the office of the Vigo County Assessor and further stating a date on which the Common Council of the City of Terre Haute would receive and hear remonstrances and objections; and

WHEREAS, the Common Council has conducted the hearing as required by law and has received no remonstrances or objections to designation of the affected area as a revitalization area or to approval of the Application and the Statement of Benefits heretofore filed; and

WHEREAS, said matter is before the Common Council for final action pursuant to Indiana law; and

WHEREAS, the Common Council has received and examined, prior to such hearing, an Application on the form prescribed by the City of Terre Haute, a Statement of Benefits on the form prescribed by the State Board of Tax Commissioners, a petition for designation, and the submitted Agreement with the Board of Public Works for the City of Terre Haute, and has heard all appropriate evidence concerning the proposed project and has found and does find:

1. That the area has become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values or prevent a normal development of property or use of property.
2. That the estimate of the cost of the redevelopment and rehabilitation-is reasonable for projects of that type.

3. That the estimate of individuals who will be employed or whose employment will be retained as a result of the redevelopment and rehabilitation can reasonably be expected to result from the proposed project.
4. The estimate of annual salaries of those individuals who will be employed or whose employment will be retained can reasonably be expected to result from the proposed redevelopment and rehabilitation and the project.
5. That the benefits can reasonably be expected to result from the proposed redevelopment and rehabilitation and the project.
6. That the totality of benefits of the Project are sufficient to justify a ten (10) year personal property tax deduction from assessed valuation to result therefrom under Indiana statutes, and each and all of such deductions should be, and are hereby, allowed.
7. That the real property is located within an Economic Revitalization Area as required by Indiana Code 6-1.1-12.1-2 for the type of facility proposed by Petitioner.
8. That all qualifications for establishing an economic revitalization area have been met.
9. That the Petition for designating the subject property as an Economic Revitalization Area for the purposes of a ten (10) year personal property tax abatement and the Statement of Benefits on new, or new to Indiana, equipment (copies of which were submitted with the Petition) are hereby approved and the real estate described hereinabove is hereby designated as an Economic Revitalization Area pursuant to I.C. 6-1.1-12.1-1 *et. seq.*

NOW, THEREFORE, for final action on Resolution **8**, 2020, the Common Council of the City of Terre Haute, Indiana, RESOLVES, FINDS AND DETERMINES that:

1. All of the requirements for designation of the real estate described in Resolution **8**, 2020, as an Economic Revitalization Area have been met, the foregoing findings are true and that all information required to be submitted has been submitted in proper form.
2. Resolution **8**, 2020, is in all respects confirmed and approved (as modified to incorporate therein this final action) and that the benefits of the proposed project



and the redevelopment and rehabilitation are sufficient to justify a ten year personal property tax abatement under Indiana statutes for the proposed redevelopment and rehabilitation described in the petitioner's Statement of Benefits and the deduction for the proposed project and redevelopment and rehabilitation and the statements of benefits submitted are approved and the Council authorizes and directs the endorsement of said Statement of Benefits to show such approval and that the real estate described in Resolution 9, 2017, is declared an economic revitalization area for the purposes of a ten year personal property tax abatement and the said real estate is hereby designated as an Economic Revitalization Area pursuant to I.C. 6-1.1-12.1-1 *et. seq.* and petitioner is entitled to the ten (10) year personal property tax abatement as provided therein in connection with the proposed development and the project.

3. Said Resolution supplements any other designation of the real estate as a Revitalization Area or similar designation.
4. That this Final Action, findings and confirmation of Resolution 8, 2020 shall be incorporated in and be a part of Resolution 8, 2020.

[SIGNATURES ON FOLLOWING PAGE]

Introduced by: Amy Auler  
Amy Auler, Councilman

Passed in open Council this 6th day of AUGUST, 2020.

[Signature]  
George Azar, City Council President

ATTEST: Michelle Edwards  
Michelle Edwards, City Clerk

Presented by me to the Mayor this 7th day of AUGUST, 2020

Michelle Edwards  
Michelle Edwards, City Clerk

Approved by me, the Mayor, this 7th day of AUGUST, 2020.

[Signature]  
Duke A. Bennett, Mayor

ATTEST: Michelle Edwards  
Michelle Edwards, City Clerk

This instrument prepared by Jeffrey A. Lind, Lind Law Firm, 400 Ohio Street, Terre Haute, IN 47807 (812) 234-5463.



**CITY OF TERRE HAUTE  
 PETITION FOR PERSONAL PROPERTY  
 TAX ABATEMENT CONSIDERATION**

The undersigned proposed owner(s) of new equipment personal property located within the City of Terre Haute hereby petitions the Common Council of the City of Terre Haute for personal property (new manufacturing equipment) tax abatement consideration pursuant to I.C. 6-1.1-12.1-1, et seq. and for this petition states the following:

1. Describe the proposed project, including information about the new equipment personal property ("Equipment") to be installed, the amount of land to be used, if any, the proposed use of the equipment and a general statement as to the value of the project to your business:

Highland Retina Associates, LLC is a medical facility to be located on the east side of Terre Haute with easy access from I-70. The services to be provided to Vigo County and a surrounding 60-mile radius include medical and surgical care in vitreoretinal diseases, with a sub-specialty of retina diseases.

The new equipment personal property will consist of laboratory equipment, research and development equipment, computers and software, telecommunications equipment, testing equipment, and technology equipment.

The project is important to the Petitioner as a means to better serve the needs of its customers in the vicinity of the Terre Haute community and the surrounding area.

2. The project will create 14 new, permanent jobs within the first five (5) years, representing an additional annual payroll of \$890,000.00 on the following schedule:

Retained Jobs	13 jobs	\$650,000.00 annual payroll
Year 1	4 new jobs	\$234,000.00 additional annual payroll
Year 2	2 new jobs	\$350,000.00 additional annual payroll
Year 3	6 new jobs	\$214,000.00 additional annual payroll
Year 4	1 new job	\$52,000.00 additional annual payroll
Year 5	1 new job	\$40,000.00 additional annual payroll

3. Estimated cost of the Equipment subject to abatement is \$970,250.00.

4. (a) The Equipment for which tax abatement consideration is petitioned is owned or to be owned by the following individuals or corporations (if the business organization is publicly held, indicate also the name of the corporate parent, if any, and the name under which the corporation has filed with the Securities and Exchange Commission):

<u>NAME</u>	<u>ADDRESS</u>	<u>INTEREST</u>
Highland Retina Associates, LLC	1530 N. 7 <sup>th</sup> St., Suite 502 Terre Haute, IN 47807	100%

(b) The following other persons lease, intend to lease or have an option to buy the Property (including corporate information as required in 4(a) above, if applicable):

Highland Retina Associates, LLC

(c) A brief description of the overall nature of the business and of the operations occurring at the location for which tax abatement is required:

Highland Retina Associates, LLC is a medical facility to be located on the east side of Terre Haute with easy access from I-70. The services to be provided to Vigo County and a surrounding 60-mile radius include medical and surgical care in vitreoretinal diseases, with a sub-specialty of retina diseases.

5. The commonly known address of the real property where the Equipment is or will be located is: 4621 E. Margaret Drive, Terre Haute, IN 47803

6. The legal description of the real property is:

Lot 1 and Outlot A of Tierra Alta, LLC Subdivision as shown on the plat thereof dated October 1, 2019 and recorded December 10, 2019 as Instrument No. 20191355 in the records of the Office of the Recorder of Vigo County, Indiana

7. A map designating the area for tax abatement consideration is attached hereto, marked Exhibit A and incorporated herein.

8. This is a new facility and as such, no equipment is being replaced and no equipment associated with the real estate has previously been assessed.

9. The current use of the real property where the Equipment will be installed is vacant ground, and the current zoning is C-2.

10. The best estimate of the market value of the new equipment after installation is \$970,250.00.

11. Petitioner is seeking a ten (10) year personal property tax abatement. The best estimate of the amount of taxes to be abated during each of the first ten (10) years after installation is as follows:

Assumed Assessed Value of Improvement: \$970,250.00

Tax without Abatement over the ten year period: \$75,410.00; personal property taxes estimated to be paid over the ten (10) year period with a 10 year tax abatement \$45,118.00 (estimated annual average as taken from Tax Abatement Calculator, Southwest Indiana Economic Development Coalition)

Abatement	Percentage	Tax Abated	Tax Paid
1	100%	8,618.00	0
2	90%	10,858.00	1,207.00
3	80%	7,239.00	1,810.00
4	70%	4,826.00	2,068.00
5	60%	3,879.00	2,585.00
6	50%	3,232.00	3,232.00
7	40%	2,586.00	3,878.00
8	30%	1,940.00	4,524.00
9	20%	1,293.00	5,171.00
10	10%	647.00	5,817.00
Totals		45,118.00	30,292.00

12. The Equipment has not been acquired as of the date of filing of this petition. The signature below is verification of this statement.

13. The real property where the Equipment will be installed is not located in an Allocation Area.

14. Other anticipated public financing for the project (including, if any, industrial revenue bonding to be sought or already authorized, assistance through the United States Department of Housing and Urban Development Funds from the City of Terre Haute or other public financial assistance: No.

15. Describe how and why the manufacturing equipment to be replaced or the facility in which the Equipment will be added is currently technologically, economically or energy obsolete and how and why that obsolescence may lead to a decline in

employment and tax revenues: The equipment will be state of the art and is expected to generate research and development applications new to Terre Haute.

16. The Equipment will be used in the scope of medical and surgical services and that the Equipment was never before used for any purpose in Indiana. The signature below is verification of this statement.

17. Although the score card comes in under 10 years, the annual average wage to be paid is expected to be more than 3 times that of the highest wage on the score card.


18. The following person(s) should be contacted as the petitioner's agent regarding additional information and public hearing notifications:

Name: Jeff Lind  
Address: 400 Ohio St.  
City, State, Zip: Terre Haute, IN 47807  
Telephone: 812-234-5463

WHEREFORE, petitioner requests that the Common Council of the City of Terre Haute, Indiana, adopt a declaratory resolution designating the area described herein to be an economic revitalization area for purposes of personal property tax abatement consideration and, after publication of notice and public hearing, determine qualifications for an economic revitalization area have been met and confirm such resolution.

Name of Property Owner(s):

HIGHLAND RETINA ASSOCIATES, LLC

By:   
Alexander Izad, Manager

DO NOT USE THIS SPACE

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Resolution # \_\_\_\_\_ Target Area Required \_\_\_\_\_  
Yes \_\_\_\_\_ No \_\_\_\_\_

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Confirming Ordinance # \_\_\_\_\_  
Date of Notice \_\_\_\_\_

---

Final Action \_\_\_\_\_  
Target Area Ord. Effective \_\_\_\_\_

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This instrument prepared by Jeffrey A. Lind, Lind Law Firm, 400 Ohio Street, Terre Haute, IN 47807 (812) 234-5463.



**EXHIBIT A TO PETITION**

**Map**





**STATEMENT OF BENEFITS  
PERSONAL PROPERTY**

State Form 51764 (R4 / 11-15)

Prescribed by the Department of Local Government Finance

**CONFIDENTIAL**

**FORM SB-1 / PP**

**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**

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** a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment 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 installation of qualifying abatable equipment for which the person desires to claim a deduction.
3. To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between January 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between January 1 and the extended due date of that year.
4. Property owners whose Statement of Benefits was approved, must submit Form CF-1/PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
5. For a Form SB-1/PP 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/PP 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 <b>HIGHLAND RETINA ASSOCIATES, LLC</b>			Name of contact person <b>Alexander Izad</b>						
Address of taxpayer (number and street, city, state, and ZIP code) <b>1530 N. 7th Street, Suite 502, Terre Haute, IN 47807</b>				Telephone number <b>( 812 ) 281-2608</b>					
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT									
Name of designating body <b>Terre Haute City Council</b>				Resolution number (s)					
Location of property <b>4621 E. Margaret Dr., Terre Haute, IN 47803</b>		County <b>Vigo</b>		DLGF taxing district number <b>018-0011</b>					
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. (Use additional sheets if necessary.)				<b>ESTIMATED</b>					
					<b>START DATE</b>	<b>COMPLETION DATE</b>			
				Manufacturing Equipment					
				R & D Equipment	<b>09/01/2020</b>	<b>08/01/2021</b>			
				Logist Dist Equipment					
	IT Equipment	<b>09/01/2020</b>	<b>08/01/2021</b>						
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT									
Current number <b>13</b>	Salaries <b>\$650,000.00</b>	Number retained <b>13</b>	Salaries <b>\$650,000.00</b>	Number additional <b>14</b>	Salaries <b>\$1,540,000.00</b>				
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT									
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT		
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	
	Current values								
	Plus estimated values of proposed project			<b>959,450</b>				<b>10,800</b>	
	Less values of any property being replaced								
Net estimated values upon completion of project			<b>959,450</b>				<b>10,800</b>		
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER									
Estimated solid waste converted (pounds) _____			Estimated hazardous waste converted (pounds) _____						
Other benefits:									
SECTION 6 TAXPAYER CERTIFICATION									
I hereby certify that the representations in this statement are true.									
Signature of authorized representative 				Date signed (month, day, year) <b>6/18/2020</b>					
Printed name of authorized representative <b>Alexander Izad</b>			Title <b>Manager</b>						



FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

A. The designated area has been limited to a period of time not to exceed 10 calendar years \* (see below). The date this designation expires is N/A. NOTE: This question addresses whether the resolution contains an expiration date for the designated area.

B. The type of deduction that is allowed in the designated area is limited to:

1. Installation of new manufacturing equipment;

Yes  No

Enhanced Abatement per IC 6-1.1-12.1-18

2. Installation of new research and development equipment;

Yes  No

Check box if an enhanced abatement was approved for one or more of these types.

3. Installation of new logistical distribution equipment.

Yes  No

4. Installation of new information technology equipment;

Yes  No

C. The amount of deduction applicable to new manufacturing equipment is limited to \$ N/A cost with an assessed value of \$ N/A. (One or both lines may be filled out to establish a limit, if desired.)

D. The amount of deduction applicable to new research and development equipment is limited to \$ N/A cost with an assessed value of \$ N/A. (One or both lines may be filled out to establish a limit, if desired.)

E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ N/A cost with an assessed value of \$ N/A. (One or both lines may be filled out to establish a limit, if desired.)

F. The amount of deduction applicable to new information technology equipment is limited to \$ N/A cost with an assessed value of \$ N/A. (One or both lines may be filled out to establish a limit, if desired.)

G. Other limitations or conditions (specify) N/A

H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction is allowed for:

Year 1

Year 2

Year 3

Year 4

Year 5

Enhanced Abatement per IC 6-1.1-12.1-18

Year 6

Year 7

Year 8

Year 9

Year 10

Number of years approved: \_\_\_\_\_

(Enter one to twenty (1-20) years; may not exceed twenty (20) years.)

I. 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.

Also we have 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 by: (signature and title of authorized member of designating body)	Telephone number <u>(812) 244-2103</u>	Date signed (month, day, year) <u>8-6-2020</u>
Printed name of authorized member of designating body <u>George Azar</u>	Name of designating body <u>Terre Haute City Council</u>	
Attested by: (signature and title of attester) <u>Michelle L Edwards</u>	Printed name of attester <u>Michelle L Edwards</u>	

\* 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.

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.

R & D Equipment

Refrigerators (2):		
Refrigerator Security System:		
24/7 Temperature Control Monitoring System:		
Centrifuge:		
Special Blood Draw Chair:		
New Lens for Examination:		
EKG Machine:		
Refractor:		
Lens Meter:		
ETDR Charts (2):		
Fully Equipped Exam Lanes:		
Heidelberg HRA FA Machine:		
Illuminator Lights:		
Computer Monitors (140):		
Computer Towers (70):		
Keyboards (70):		
Mouses (70):		
Scanners (30):		
DVD Players (21):		
65" TVs (5)		
40" TVs (21)		
TV Swivel Arm Mount (21):		
DVD Shelf Mount (21):		
Fully Equipped Exam Rooms (14): 350,000 spent within 5 years, 80,000 additional spent within 10 years		
UTAS Complete ERG System:		
ZEISS VF Humphrey:		
TOPCON Fundus Camera:		
Heidelberg OCT Machines:		
Phones:		
Total:		

Removed:

Smithsonian DVDs (21)		
Phone Installation Costs		
Joink Monthly Fee		
Total:		

IT Equipment

Microsoft Office:		
MacAfee Internet Security Software:		
Small Printer/Fax Machines (10):		
Medium Printer/Fax Machines (2):		
Large Printer/Fax Machines (2):		
IT Support Setup		
Total:		

Removed:

Camera Installation:		
Annual IT Support:		
Networking Connection Installation Fee:		
Security System – Access Control:		
Security System – Burglary:		
Security System – Fire:		
Camera System		
Total:		

Exhibit A

CITY OF TERRE HAUTE

PROPERTY TAX ABATEMENT PROGRAM APPLICATION

**Ownership Information**

Name	Address	Phone	Percentage Interest (if applicable)
Highland Retina Associates, LLC	1530 N. 7th St., Suite 502 Terre Haute, Indiana 47807	(812) 281-2608	100%

Note: If the owner is a corporation, list the name, address and telephone number for the **contact** person representing the corporation.

If the owner is a partnership, list the name, address and telephone number of each general and/or limited partner and the percentage of interest in the property held by each general and/or limited partner.

If the owner is a sole proprietor, list the name, address and telephone number of the **proprietor**.

**Property Description**

A. Street Address: 4621 E. Margaret Drive, Terre Haute, IN 47803

B. Parcel ID Number(s): 84-10-06-100-003.000-023

**Current Status of Property**

A. Current zoning designation of property: C-2 Community Commerce DistrictB

B. Describe current improvements to the property, including estimated age of existing buildings:

Currently vacant land

C. Describe the current use of the property, including the names of businesses currently operating (if applicable) and the current number of jobs (if applicable):

N/A

D. Current total assessed valuation of land and all improvements: \$ \$8,400.00 (land only)

## Exhibit A

E. Describe any unique historical structure or aesthetic improvements: N/A

### Proposed Improvements

A. Describe proposed real property improvements and projected costs: Medical facility unique to Terre Haute - Medical and Surgical Care in the vitreoretinal diseases and retina diseases. \$3,800,000.00 new real property improvements.

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B. Describe proposed depreciable personal property improvements and projected costs: R&D - \$959,450; IT - \$10,800.

C. List any public infrastructure improvements, with estimated costs, that will be necessary for the project: None expected.

D. Project Start Date: 09/01/2020

E. Project Completion Date: 08/01/2021

### Eligibility

A. State reasons why the project site qualifies as an Economic Revitalization Area as defined under State Law, i.e., lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings or other factors that have impaired values or prevent a normal development of property or use of property. In the case of manufacturing equipment, also indicate whether or not the area contains a facility or group of facilities that are technologically, economically, or energy obsolete and if the obsolescence may lead to a decline in employment and tax revenues:

Unimproved ground historic lack of development. The personal property is state of the art and is expected to result in research and development unique to Terre Haute.

B. State the estimated number of new full-time employees (if applicable) and new employees retained (if applicable). Also include salaries and a description of employee benefits:

## Exhibit A

Number of new employees: 14 ; Average Annual Salary: \$890,000.00

Number of retained employees: 13; Average Annual Salary: \$650,000.00

Description of employee benefits for new and/or retained employees:

All employees are eligible for an employer provided health and dental insurance with an employer provided HSA account, a retirement plan with employer contribution, profit sharing plan and cash balance defined benefit plan. Employees also receive paid holidays, PTO/sick time, and wellness and uniform stipend.

*C. Please attach completed State of Indiana Statement of Benefits form for real property improvements (Form SB – 1/ RE) and/or State of Indiana Statement of Benefits form for personal property improvements (Form SB – 1/ PP) to this application material.*

### **Ineligible Projects**

Projects will not be considered if a building permit has already been obtained or construction has been initiated. This is because the decision of the Council to designate the Economic Revitalization Area must be passed on the finding that the area is “undesirable for normal development”.

The City Council has the right to void the tax abatement designation awarded to a project if the project has not been initiated within twelve (12) months of the reconfirmation date of the tax abatement resolution, or if the actual use is different than that approved.

Tax abatement for the rehabilitation or development of real property is not eligible for the following types of facilities:

1. Private or commercial golf courses.
2. Country club.
3. Massage parlor.
4. Tennis club.
5. Skating facility (including roller skating, skateboarding or ice skating).
6. Racquet sport facility (including any handball or racquetball court).
7. Hot tub facility.
8. Suntan facility.
9. Racetrack.
10. Any facility the primary purpose of which is:
  - a. retail food and beverage service;
  - b. automobile sales or service; or
  - c. other retail
11. Residential.
12. A package liquor store that holds a liquor dealer's permit under IC 7.1-3-10 or any other entity that is required to operate under a license issued under IC 7.1. This subdivision does not apply to an applicant that:
  - (A) was eligible for tax abatement under this chapter before July 1, 1995;
  - (B) is described in IC 7.1-5-7-11; or
  - (C) operates a facility under:
    - (i) a beer wholesaler's permit under IC 7.1-3-3;
    - (ii) a liquor wholesaler's permit under IC 7.1-3-8; or
    - (iii) a wine wholesaler's permit under IC 7.1-3-13;

Exhibit A

**Certification**

I hereby certify that the representations made in this application are true and I understand that if above improvements are not commenced (defined as obtaining a building permit and actual start of construction) within 12 months of the date of the designation of the above area as an Economic Revitalization Area, the Terre Haute Common Council shall have the right to void such designation.

OWNER(S)\*

DATE

HIGHLAND RETINA ASSOCIATES, LLC

  
\_\_\_\_\_  
Alexander Izad, Manager

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\* If the entity seeking tax abatement is a corporation, an authorized representative must sign. If the entity is a partnership, all partners must sign. If the entity is a sole proprietorship, the proprietor must sign.



## Exhibit A

### CITY OF TERRE HAUTE

## PROPERTY TAX ABATMENT PROGRAM OVERVIEW AND GUIDELINE SCORING SYSTEM

### Program Description

Property tax abatement in Indiana is authorized under Indiana Code 6-1.1-12.1 in the form of deductions from assessed valuation. Any property owner in a locally-designated Economic Revitalization Area (ERA) who makes improvements to the real property or installs eligible new or used personal property (such as manufacturing equipment and certain research and development equipment) is eligible for property tax abatement. Land does not qualify for abatement.

### Scoring System

The City of Terre Haute utilizes a scoring system as a guide for determining the appropriate length of time (one of ten time periods can be used) of the property tax abatement(s) being sought for a proposed project. Additional information on the scoring system can be found elsewhere in this document.

### Indiana Real Property Assessment Standard

A property's assessed value is the basis for property taxes. Annually, local assessing officials assess the value of real property on March 1 based on market value in use of the property. Property owners can estimate the property taxes for new construction by adding the cost of the land and improvements together and multiplying by the tax rate. For real property tax abatement calculation purposes, the cost of the improvements (the land itself cannot be abated) would be utilized as the real property assessed value. This real property assessment value would then be phased-in over one of ten time periods.

### Indiana Personal Property Assessment Standard

Personal property values are assessed March 1 of every year and are self reported by property owners to township assessors using prescribed state forms. Generally speaking, personal property taxes are levied against all tangible property other than real property. Numerous deductions can be applied to personal property. Of course, the value of personal property over time will be subject to depreciation, therefore, applicants are advised to seek the counsel of a financial advisor to determine which asset pool(s) (see following table) would be applicable to their particular project.

Additional information on the State of Indiana's property tax assessment system can be found at the Indiana Department of Local Government Finance website at [www.in.gov/dlgef](http://www.in.gov/dlgef).

## Exhibit A

### Indiana Pools of Assets by Lives Utilized on Federal Tax Return

Year of Acquisition	Pool #1 (1-4 Yrs)	Pool #2 (5-8 Yrs)	Pool #3 (9-12 yrs)	Pool #4 (13+ Yrs)
1	65%	40%	40%	40%
2	50%	56%	60%	60%
3	35%	42%	55%	63%
4	20%	32%	45%	54%
5		24%	37%	46%
6		18%	30%	40%
7		15%	25%	34%
8			20%	29%
9			16%	25%
10			12%	21%
11				15%
12				10%
13				5%

Note: The total valuation of a taxpayer's assessable depreciable personal property in a single taxing district cannot be less than 30% of the adjusted cost of all such property of the taxpayer.

### Real Property Abatement Calculation

Real property abatement is a declining percentage of the increase in assessed value of the improvement based on one of the ten following time periods and percentages as determined by the City Council:

Year	10 Year	9 Year	8 Year	7 Year	6 Year	5 Year	4 Year	3 Year	2 Year	1 Year
1	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
2	95%	88%	88%	85%	85%	80%	75%	66%	50%	
3	80%	77%	75%	71%	66%	60%	50%	33%		
4	65%	66%	63%	57%	50%	40%	25%			
5	50%	55%	50%	43%	34%	20%				
6	40%	44%	38%	29%	17%					
7	30%	33%	25%	14%						
8	20%	22%	13%							
9	10%	11%								
10	5%									

### Depreciable Personal Property Abatement Calculation

Depreciable personal property tax abatement is a declining percentage of the assessed value of the newly installed manufacturing (and certain research/development and warehousing/distribution equipment), based upon one of the ten time periods and percentages as determined by the City Council:

Year	10 Year	9 Year	8 Year	7 Year	6 Year	5 Year	4 Year	3 Year	2 Year	1 Year
1	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
2	90%	88%	88%	85%	85%	80%	75%	66%	50%	
3	80%	77%	75%	71%	66%	60%	50%	33%		
4	70%	66%	63%	57%	50%	40%	25%			
5	60%	55%	50%	43%	34%	20%				
6	50%	44%	38%	29%	17%					
7	40%	33%	25%	14%						
8	30%	22%	13%							
9	20%	11%								
10	10%									

## Exhibit A

### **Project Eligibility Criteria**

Decisions to designate areas as Economic Revitalization Areas are determined by the City Council. The City Council utilizes a numerical scoring system as a guide for designating areas as Economic Revitalization Areas within the corporate limits of the City of Terre Haute. Each project is scored on its individual merits. The points system that is utilized to evaluate projects considers the degree of revitalization that the project will have on the surrounding area as well as other facts such as employment (created and/or retained), investment, utilization of local construction firms and labor and so forth.

The following projects will be considered by the Terre Haute City Council for property tax abatement. The real property guideline project scoring criteria can be found in the section entitled "City of Terre Haute Real Property Tax Abatement Guideline Scoring Criteria" on page 8. For projects seeking personal property tax abatement, the "City of Terre Haute Personal Property Tax Abatement Guideline Scoring Criteria" can be found on page 10.

**(A.) Manufacturing Project** – Local manufacturing projects, local manufacturing-related office structures and local manufacturing-related warehouses that create or preserve employment within the city limits are eligible for property tax abatement. In the case of manufacturing facilities that directly produce product (as well as manufacturing related-warehouses), both real and depreciable personal property are eligible. In the case of manufacturing-related office structures, only real property is eligible for abatement. Also, certain research and development equipment may qualify for depreciable personal property tax abatement.

**(B.) Non-Manufacturing Warehouse and Distribution Center Projects** – Warehouses and distribution centers not related to a local manufacturing facility may be eligible for both real and depreciable personal property tax abatement. To be eligible for property tax abatement, the facility must substantially serve markets beyond the Terre Haute metropolitan area.

**(C.) Office Space Development** – Office space developments within the city limits are eligible for real property abatement provided the project substantially serves markets beyond the Terre Haute metropolitan area.

**(D.) Historic Preservation** – Projects within the city limits that assist in the preservation of buildings of significant historical nature will be considered for real property abatement.

**Exhibit C**  
**City of Terre Haute**  
**Personal Property Tax Abatement Guideline Scoring Criteria**

Company Name: Highland Retina Associates, LLC

Application Date: \_\_\_\_\_

1. New Personal Property Investment	5 points maximum	<u>2</u>
< \$500,000	1	
\$501,000 to \$1,000,000	2	
\$1,000,001 to \$2,000,000	3	
\$2,000,001 to \$3,000,000	4	
\$3,000,001 and up	5	
2. Anticipated New Full-Time Jobs Created Within 5 Years	5 points maximum	<u>2</u>
1 to 10 employees	1	
11 to 20 employees	2	
21 to 30 employees	3	
31 to 40 employees	4	
41 employees and up	5	
3. Anticipated Jobs To Be Retained	5 points maximum	<u>2</u>
1 to 10 employees	1	
11 to 20 employees	2	
21 to 30 employees	3	
31 to 40 employees	4	
41 employees and up	5	
4. Wage Rates	3 points maximum	<u>3</u>
\$7.50 to \$10.00 per hour	0	
\$10.01 to \$12.00 per hour	1	
\$12.01 to \$14.00 per hour	2	
\$14.01 per hour and up	3	
5. Benefits Package	1 point if offered	<u>1</u>
6. Targeted Business	1 point if project is good fit for community	<u>1</u>
7. Community Involvement	1 point if company plans or is already involved in community activities	<u>1</u>
8. Is this project a headquarters or a new project to the community?	1 point if "Yes"	<u>1</u>
9. Diverse Workforce	1 point if applicant maintains an affirmative action plan or other statement of specific goals with respect to employee diversity	<u>1</u>

Exhibit C

Total Points 15

Scoring

Length of Personal Property Abatement

20 points and up	10 years
18 to 19 points	9 years
16 to 17 points	8 years
14 to 15 points	7 years
12 to 13 points	6 years
10 to 11 points	5 years
8 to 9 points	4 years
6 to 7 points	3 years
4 to 5 points	2 years
2 to 3 points	1 year

Bonus Points

1. American Made Council may award one bonus point if equipment to be installed is manufactured or engineered in the United States 1

2. Installation By Local Contractor(s) Council may award one bonus point if a substantial portion of the equipment to be installed is installed by a contractor, company or individuals maintaining a place of business in Vigo County 1

3. Materials and Supplies From Vigo County Vendors Council may award one bonus point if the applicant commits to purchase a substantial amount of materials and supplies for the construction work associated with the project from Vigo County-based vendors 1

4. Rehabilitation Of Existing Facilities Council may award one bonus point if the project involves the rehabilitation of existing facilities 0

5. Mentoring/Intern Program Council may award one bonus point if applicant pledges to participate in a mentoring or intern program associated with a Vigo County educational institution 1

Total Bonus Points 4

Grand Total Points 18

Recommended Length of Personal Property Abatement Per Guideline Scoring Criteria 9 Years

# Indiana Tax Abatement Results

- Vigo County, Riley Township
- Tax Rate (2019): 2.1044

Personal Property:  $\overline{1,023,817.00}$

	Abatement Percentage	Property Taxes	With Abatement Circuit Breaker Tax Credit	Net Property Taxes	Without Abatement Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	Estimated Tax Abatement Savings
Year 1	100%	\$0.00	\$0.00	\$0.00	\$8,618.00	\$0.00	\$8,618.00	\$8,618.00
Year 2	90%	\$1,207.00	\$0.00	\$1,207.00	\$12,065.00	\$0.00	\$12,065.00	\$10,858.00
Year 3	80%	\$1,810.00	\$0.00	\$1,810.00	\$9,049.00	\$0.00	\$9,049.00	\$7,239.00
Year 4	70%	\$2,068.00	\$0.00	\$2,068.00	\$6,894.00	\$0.00	\$6,894.00	\$4,826.00
Year 5	60%	\$2,585.00	\$0.00	\$2,585.00	\$6,464.00	\$0.00	\$6,464.00	\$3,879.00
Year 6	50%	\$3,232.00	\$0.00	\$3,232.00	\$6,464.00	\$0.00	\$6,464.00	\$3,232.00
Year 7	40%	\$3,878.00	\$0.00	\$3,878.00	\$6,464.00	\$0.00	\$6,464.00	\$2,586.00
Year 8	30%	\$4,524.00	\$0.00	\$4,524.00	\$6,464.00	\$0.00	\$6,464.00	\$1,940.00
Year 9	20%	\$5,171.00	\$0.00	\$5,171.00	\$6,464.00	\$0.00	\$6,464.00	\$1,293.00
Year 10	10%	\$5,817.00	\$0.00	\$5,817.00	\$6,464.00	\$0.00	\$6,464.00	\$647.00
<b>Totals</b>		\$30,292.00	\$0.00	\$30,292.00	\$75,410.00	\$0.00	\$75,410.00	\$45,118.00

Real cost

**Receipt**

The following was paid to the City of Terre Haute, Controller's Office.

Date: 6/19/2020

Name: Tierra Alta LLC

Reason: Tax Abatement RS 8, 2020

Cash: \_\_\_\_\_

Check: # 449 \$500.00

Credit: \_\_\_\_\_

Total: \$500.00

Received By: L. Elsh/yr

TERRE HAUTE, INC  
PAID  
JUN 19 2020  
CONTROLLER