

FILED

JUN 24 2021

**TERRE HAUTE CITY COUNCIL
STATE OF INDIANA
RESOLUTION NO. 9, 2020 2021**

CITY CLERK

A Resolution of the Common Council of the City of Terre Haute, Indiana, Designating an Area Within Terre Haute, Indiana commonly identified as 1325 N. 4th Street, Terre Haute, Indiana as an Economic Revitalization Area for the Purpose of Six (6) Year Real Property Tax Abatement for 1325 N. 4th Street, Terre Haute, IN 47807.

WHEREAS, a Petition for a six (6) year real property tax abatement has been filed with the Common Council of the City of Terre Haute, Indiana requesting that the real property described therein be designated an Economic Revitalization Area for purposes of real property tax abatement; and

WHEREAS, the petitioner has submitted an Application and Statement of Benefits and provided all information and documentation necessary for the Common Council of the City of Terre Haute, Indiana to make an informed decision, said information including a legal description of the aforesaid property as set forth in attached Exhibit A (which is hereby made a part hereof), and a site plan in attached Exhibit B; and

WHEREAS, petitioner has estimated that its investment in the construction of the building and amenities located on said real estate (the "Project") will create one (1) full time new staff permanent job associated with the management of the property after completion of the Project, and the associated payroll for the employees of the proposed new facility;

WHEREAS, in addition to the employment benefits, the Project offers important development to the City of Terre Haute as a means to better serve the residential needs of the community by increasing residential density in the area between ISU and Union Hospital, which has been proven to drive economic revitalization. The redevelopment of this property will be a significant economic catalyst for continued development of the Terre Haute.

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

WHEREAS, the Common Council of the City of Terre Haute, Indiana has considered the Application, 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 of the City of Terre Haute, Indiana has found the subject property to be an area within the boundaries of the City of Terre Haute, Indiana, which area has become undesirable for, or impossible of, normal development and occupancy as it

has existed, as a residential neighborhood because of a lack of development, cessation of growth, and deterioration of improvements which have impaired values or prevented a normal development of property or use of property –and such is an area declining in tax revenues;

WHEREAS, the real 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:

<u>ABATEMENT YEAR</u>	<u>ABATEMENT %</u>	<u>TAX ABATED</u>	<u>TAX PAID</u>
1	100	\$60,000.00	\$0.00
2	88	\$49,751.00	\$10,249.00
3	77	\$40,357.00	\$19,643.00
4	63	\$28,400.00	\$31,600.00
5	50	\$17,297.00	\$42,703.00
6	38	\$7,048.00	\$52,952.00


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

1. The petitioner's estimate of the value of the Project to be constructed on the subject real property is reasonable for projects of that nature in order to maintain, expand, update and improve services to the community.
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.
3. The petitioner's estimate of the annual salaries or wages of the individuals who will be employed, and the benefits thereby, can reasonably be expected to result from the Project.
4. The totality of the benefits of the Project are sufficient to justify a six (6) year property tax deduction from assessed valuation to result therefrom under Indiana statutes, and each and all of such deductions should be, and they are hereby, allowed pursuant to the schedule set out herein above.
5. The Petition for designating the subject property as an Economic Revitalization Area for the purposes of Six (6) year real property tax abatement and the Statement of Benefits (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.
6. A copy of this Resolution, following its passage, shall be filed with the Vigo County Assessor as required by I.C. 6-1.1-12.1-2.5(c).


Presented by:


Todd Nation, Councilman

Passed in open Council this 8th day of July, 2021.


O. Earl Elliott, President,
Common Council of the City of
Terre Haute, Indiana


ATTEST:


Michelle Edwards, City Clerk

Presented by me to the Mayor this 8th day of July, 2021.


Michelle Edwards, City Clerk

Approved by me, the Mayor, this 8th day of July, 2021.


Duke Bennett, Mayor
City of Terre Haute, Indiana

ATTEST:


Michelle Edwards, City Clerk

This instrument prepared by Richard J. Shagley II, Attorney,
WRIGHT, SHAGLEY & LOWERY, 500 Ohio Street,
Terre Haute, Indiana 47807

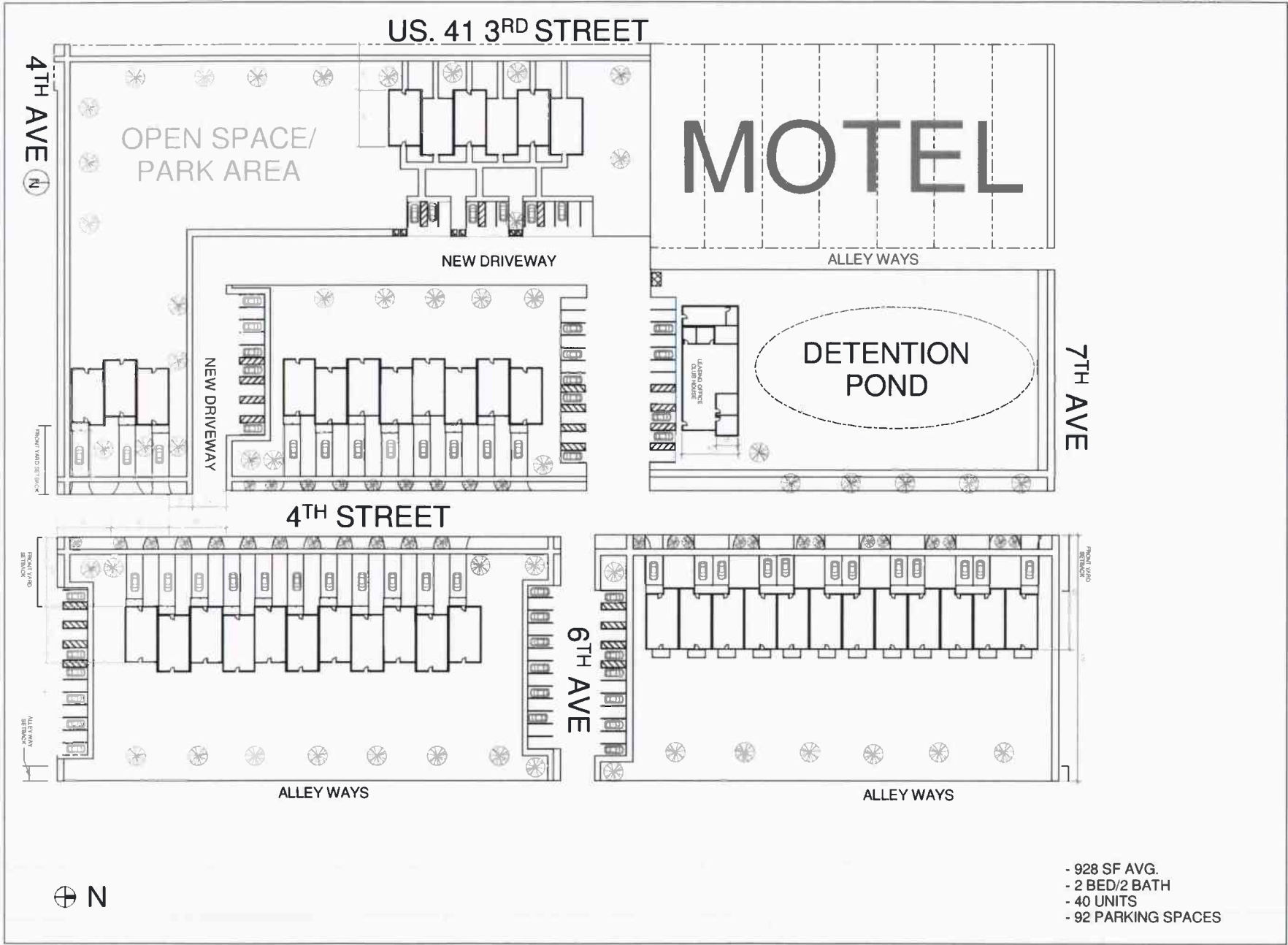
EXHIBIT A

LAND DESCRIPTION

LOT 1 IN VITA STUDENT HOUSING, A SUBDIVISION OF SECTION 16, TOWNSHIP 12 NORTH, RANGE 9 WEST, IN VIGO COUNTY, INDIANA, AS SHOWN BY PLAT RECORDED JULY 28, 2017 AS DOCUMENT 2017007453, OF THE RECORDS OF THE RECORDER'S OFFICE OF VIGO COUNTY, INDIANA.

Commonly known as 1325 N. 4th Street, Terre Haute, IN 47807

6/2/2021 2:08:37 PM S:\PROJECTS\Resonance\210200 Terre Haute LTHC001_Plan1_Pkg2170200_Terre Haute LTHC_RGC_04-30-2021.dwg



- 928 SF AVG.
- 2 BED/2 BATH
- 40 UNITS
- 92 PARKING SPACES

RGCcollaborative
 456 N Meridian St #441247
 Indianapolis, Indiana, 46244
 (317) 506-4411
 (317) 280-7037 (fax)

NEW DIRECTION HOUSING CORPORATION
 RIVER VALLEY APARTMENTS

NOT FOR CONSTRUCTION

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RIVER VALLEY APARTMENTS

N. 4TH ST., 4TH AVE., N. 3RD ST
 TERRE HAUTE, INDIANA

Issue Date / Project Status

Exhibit 811

PROJECT NUMBER: 2170200
 DATE: 05-11-2021
 DRAWN BY: RMB
 CHECKED BY: RCB

NO.	DESCRIPTION	DATE

SITE PLAN

A-102

12

**FINAL ACTION BY COMMON COUNCIL OF
THE CITY OF TERRE HAUTE, INDIANA
REGARDING RESOLUTION ~~3, 2016~~ 9, 2021**

WHEREAS, the Common Council of the City of Terre Haute, Indiana adopted Resolution 9, 2021, on the 8TH day of JULY, 2021, and pursuant to Indiana Law has published notice of the adoption and substance of said Resolution including a description of the affected area, commonly known as that area consisting of 1325 N. 4th Street, Terre Haute, 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, Indiana would receive and hear remonstrances and objections; and

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

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

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

1. The petitioner's estimate of the value of the Project to be constructed on the subject real property is reasonable for projects of that nature in order to maintain, expand, update and improve services to the community.

2. The petitioner's estimate of the number of individuals who will be employed, and the benefits thereby, can reasonably be expected to result from the Project.

3. The petitioner's estimate of the annual salaries or wages of the individuals who will be employed, and the benefits thereby, can reasonably be expected to result from the Project.

4. The totality of the benefits of the Project are sufficient to justify a six (6) year property tax deduction from assessed valuation to result therefrom under Indiana statutes, and each and all of such deductions should be, and they are hereby, allowed pursuant to the schedule set out in Resolution 9, 2021.

5. That all qualifications for establishing an Economic Revitalization Area have been met.

6. The Petition for designating the subject property as an Economic Revitalization Area for the purposes of six (6) year real property tax abatement and the Statement of Benefits (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 9, 2021, the Common Council of the City of Terre Haute, Indiana, RESOLVES, FINDS AND DETERMINES:

1. That all of the requirements for designation of the real estate described in Resolution 11, 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. That Resolution 9, 2021, is in all respects confirmed and approved (as modified to incorporate therein this final action); that the benefits of the proposed development are sufficient to justify a six (6) year real property tax abatement under Indiana statutes for the proposed redevelopment described in the aforesaid Statement of Benefits; the deduction for the proposed project and development, as well as the Statement of Benefits submitted are each and all approved; the Common Council of the City of Terre Haute, Indiana authorizes and directs the endorsement of said Statement to show such approval; that the real estate described in Resolution 9, 2021, is declared an Economic Revitalization Area for the purposes of a six (6) year real 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.


3. That said Resolution supplements any other designation (if any) of the aforesaid real estate as an Economic Revitalization Area.

4. That this Final Action, findings and confirmation of Resolution 9, 2021, shall be incorporated in and be a part of Resolution 9, 2021.

Presented by:


Todd Nation, Councilman

Passed in open Council this 2ND day of SEPTEMBER, 2021.


O. Earl Elliott, President,
Common Council of the City of
Terre Haute, Indiana

ATTEST:

Michelle Edwards

Michelle Edwards, City Clerk

Presented by me to the Mayor this 3RD day of SEPTEMBER, 2020.

Michelle Edwards

Michelle Edwards, City Clerk

Approved by me, the Mayor, this 3RD day of SEPTEMBER, 2021.

Duke Bennett

Duke Bennett, Mayor
City of Terre Haute, Indiana

ATTEST:

Michelle Edwards

Michelle Edwards, City Clerk

This instrument prepared by Richard J. Shagley II, Attorney,
WRIGHT, SHAGLEY & LOWERY, 500 Ohio Street,
Terre Haute, Indiana 47807

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

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

1. The Project. Petitioner, RIVER VALLEY APARTMENT GP, LLC ("RIVER"), an Indiana Limited Liability Company, has the property located at 1325 N. 4th Street, Terre Haute, Indiana 47807 under contract for purchase. The property is currently a vacant lot. RIVER and affiliated entities intend to redevelop this property into a rental housing tax credit project.
2. The proposed construction project would include approximately forty (40) housing units and a community building. These units would be approximately nine hundred fifty (950) square feet consisting of two (2) bedrooms and two (2) bathrooms. The community center would include a management office, laundry facilities, community room and workout facility. 6 of the units shall be ADA TYPE "A" Units. The project is projected to begin in June 2022 and is anticipated to be completed in June 2023.
3. The proposed project is amenity-rich, yet affordable housing that is envisioned for the site would insure a well-planned, high-quality development that would serve as a catalyst for economic development in the surrounding area. The project is an important development for the City of Terre Haute as a means to better serve the needs of the residential community in the area.

The development of this property will be a significant economic catalyst for the continued development of Terre Haute's 3rd Street corridor.

4. The project will require one (1) full time employee with an estimated payroll of \$36,000.00 plus certain benefits.
5. Estimate the dollar value of the redevelopment or rehabilitation project:

The estimated total project cost of the construction is approximately Ten Million 00/100 (\$10,000,000.00).

6. (a) The real property for which tax abatement consideration is petitioned (Property) is owned by the following:

Kendall Terre Haute, LLC
2901 Butterfield Road
Oak Brook, Illinois 60523

(b) A brief description of the overall nature of the business and of the operations occurring at the Property:

Prior to the purchase by Kendall Terre Haute, LLC the property was rezoned for university housing back in 2017. However, that project was not completed and the property remains vacant.

The property is currently generating real property taxes and the new owner will continue to pay in the future at what is expected to be a substantial increase.

The overall nature of the residential facility and the operations of the new proposed project are stated above in Paragraph 1 and 2.

7. The commonly known address of the Property is:

1325 N. 4th Street
Terre Haute IN 47807

A legal description of the land upon which the project would be built is attached hereto, marked Exhibit A and incorporated herein.

8. An Engineering Site Plan showing the entire tract and the proposed footprint of the proposed construction of the buildings and parking lots is attached hereto as Exhibit B and incorporated herein.

9. It is anticipated that the construction of the project will provide significant economic benefits to the neighborhood and the City of Terre Haute. These benefits include construction expenditure, annual economic impacts, job impacts, income impacts, and revenue impacts. These benefits are contingent upon the type of housing development that has been proposed, which will provided high-quality housing options for Terre Haute and will bring new activity to this area of Terre Haute.

10. Petitioner is seeking a six (6) year tax abatement that would provide that during each of the first six (6) years after rehabilitation the tax would abate as follows: The best estimate of the amount of taxes to be abated during each of the six (6) years after rehabilitation is:

Tax Rate for Harrison Township is expected to be 4.2703%, with the standard circuit breaker tax credit.

Assumed Assessed Value: \$2,000,000

Tax on Increment without Abatement: \$360,000

<u>ABATEMENT YEAR</u>	<u>ABATEMENT %</u>	<u>TAX ABATED</u>	<u>TAX PAID</u>
1	100	\$60,000.00	\$0.00
2	88	\$49,751.00	\$10,249.00
3	77	\$40,357.00	\$19,643.00
4	63	\$28,400.00	\$31,600.00
5	50	\$17,297.00	\$42,703.00
6	38	\$7,048.00	\$52,952.00

11. No building permit has been issued for construction on the property in connection with the improvement in question as of the date of filing of this petition. The signature below is verification of this statement.

12. There is anticipated public financing or financial assistance for the project.

13. The property is located in an area that is within the boundaries of the City of Terre Haute, Indiana, which area has become undesirable for, or impossible of, normal development and occupancy as it has existed as a residential neighborhood, because of a lack of residential development and declining conditions of the housing properties, cessation of growth, and deterioration of improvements which have impaired its value and prevented a normal development of the property -- and such is an area declining in tax revenues.

14. (a) The current use of the Property is a vacant lot and the current zoning is:

The zoning is currently PUD, Planned Urban Development.

(b) The Property is located in the following Allocation Area (if any) declared and confirmed by the Terre Haute Redevelopment Commission:

The property is not located in an Allocation Area.

15. In view of the foregoing, Petitioner in good faith applies for a six (6) year real property tax abatement.

16. Petitioner agrees to enter into an Agreement with the Board of Public Works for the City of Terre Haute, Indiana, in substantially the same form as is attached hereto and made a part hereof as Exhibit "C" and further, Petitioner agrees to comply with Special Ordinance 2, 2009 (which replaced Special Ordinance 43, 2000) for reporting and compliance.

17. The following persons should be contacted as the petitioner's agent regarding additional information and public hearing notifications:

Richard J. Shagley II, Attorney at Law
 WRIGHT, SHAGLEY & LOWERY, P.C.
 500 Ohio Street

Terre Haute, IN 47807
Phone: (812) 232-3388
Fax: (812) 232-8817

18. The type of Economic Development Revitalization project involved in this request:

- a. Housing
- b. Office
- c. Retail/Commercial
- d. Mixed Use- Retail, Housing and Office
- e. Industrial
- f. Warehousing

WHEREFORE, Petitioner request 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 real 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.

Petitioner: RIVER VALLEY APARMENT GP, LLC

By: RB
Rodger Brown, Member

Date: 06/24/2021

DO NOT USE THIS SPACE

Resolution # _____ Target Area Required
Yes _____ No _____

Confirmed Ordinance # _____
Date of Notice _____

Final Action _____
Target Area Ord. Effective _____

This instrument prepared by Richard J. Shagley II, Attorney,
WRIGHT, SHAGLEY & LOWERY, 500 Ohio Street,
Terre Haute, Indiana 47808

EXHIBIT A

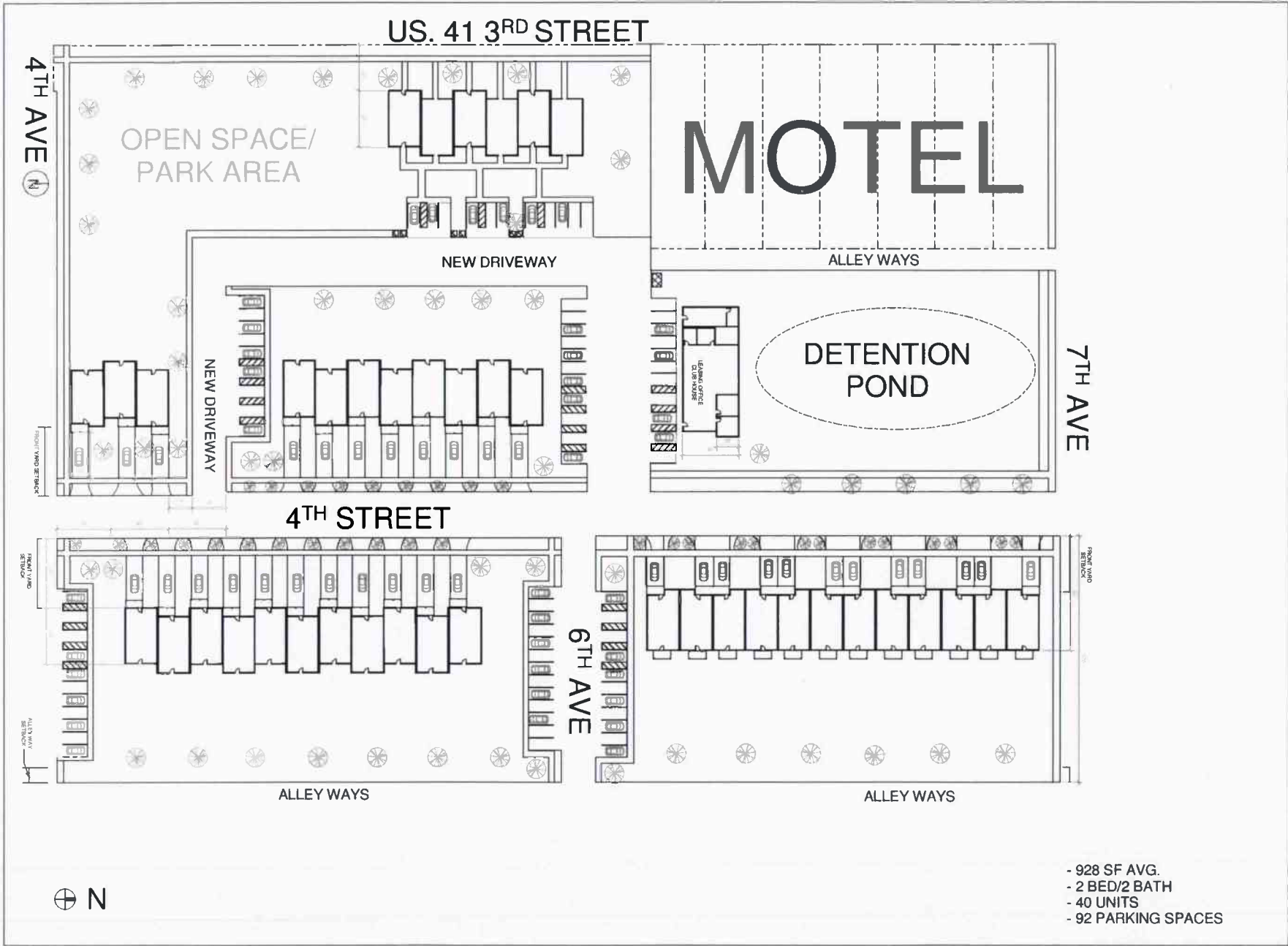
LAND DESCRIPTION

LOT 1 IN VITA STUDENT HOUSING, A SUBDIVISION OF SECTION 16, TOWNSHIP 12 NORTH, RANGE 9 WEST, IN VIGO COUNTY, INDIANA, AS SHOWN BY PLAT RECORDED JULY 28, 2017 AS DOCUMENT 2017007453, OF THE RECORDS OF THE RECORDER'S OFFICE OF VIGO COUNTY, INDIANA.

More commonly known as 1325 N. 4th Street, Terre Haute, Indiana, 47807.

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- 928 SF AVG.
- 2 BED/2 BATH
- 40 UNITS
- 92 PARKING SPACES

RGCcollaborative

456 N Meridian St #441247
 Indianapolis, Indiana, 46244
 (317) 526-4411
 (317) 280-7037 (Fax)

NEW DIRECTION HOUSING CORPORATION

RIVER VALLEY APARTMENTS

NOT FOR CONSTRUCTION

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RIVER VALLEY APARTMENTS

N. 4TH ST., 4TH AVE., N. 3RD ST
 TERRE HAUTE, INDIANA

Issue Date / Project Status

Exhibit 131

PROJECT NUMBER: 2470200
 DATE: 05-11-2021
 DRAWN BY: RSH
 CHECKED BY: RSH

NO.	DESCRIPTION	DATE

SITE PLAN

A-102

EXHIBIT C

AGREEMENT

This Agreement (the "Agreement") dated as of the ____ day of _____, 2021, serves as a confirmation of the commitment of River Valley Apartment GP, LLC (the "Applicant"), pending an _____, 2021, public hearing, to comply with the project description, and job employment and retention (as associated wage rates and salaries) figures contained in its designation application, Statement of Benefits, the Preliminary Economy Revitalization Area Resolution No. 3, 2020, and attachments adopted by the Common Council of the City of Terre Haute, Indiana (the "Council") on _____, 2021, and this Agreement (the "Commitment").

Subject to the adoption of a Final Economic Revitalization Area Resolution by the Council, the City of Terre Haute, Indiana (the "City") commits to provide a six (6) year real property tax abatement for the Applicant's capital expenditure of up to \$10,000,000.00 associated with the construction of the Commitment. The capital expenditure of the Project and the filing of such positions shall occur within three (3) years of the estimated completion date of June 2023, contained in the approved Statement of Benefits Form SB-1 (the "Commitment Date").

During the term of the abatement, the city may annually request information from the Applicant concerning the status of the Project, the approved capital expenditure for the Project, the number of full-time permanent positions created by the Project, and the average wage rates and salaries (excluding benefits and overtime) associated with the position, and the Applicant shall provide the City with adequate written evidence thereof within 15 days of such request (the "annual Survey"). The applicant shall provide a copy of the annual CF1 to the Board of Public Works and Safety at the same times the CF1 is filed with the County. The City shall utilize this information to verify that the Applicant has complied with the commitments contained in "the Commitments" at all times after the Commitment Date and during the duration of the abatement. The Applicant further agrees to provide the City with such additional information requested by the City related to the information provided in the Annual Survey and the CF1 form within a reasonable time following any such additional request.

The City, by and through the Council, reserves the right to terminate the Economic Revitalization Area designation and associated property tax abatement deductions if the Applicant has not made reasonable efforts to substantially comply with all the commitments, and the Applicant's failure to substantially comply with the Commitments was not due to factors beyond its control. As used in the Agreement, "substantial compliance" shall mean the Applicant's compliance with the following: Making capital expenditures of up to \$10,000,000.00 for the Project.

As used in this Agreement, the factors beyond the control of the applicant shall only include factors not reasonably foreseeable at the time of the designation application and submission of the Statement of Benefits which are not caused by any negligent act or omission of the Applicant and which materially and adversely affect the ability of the Applicant to substantially comply with this Agreement

If the City terminates the Economic Revitalization Area designation and associated tax abatement deductions, it may require the Applicant to repay the City all or a portion of the tax abatement savings received through the date of such termination. The amount of tax abatement required to be repaid for each year of noncompliance shall not exceed an amount equal to the percentage by which the Applicant has failed to attain substantial compliance in position retention and/or creation and average hourly wage rate and salary categories multiplied by the dollar amount of taxes actually abated. If the Applicant fails to substantially comply with more than one of the aforementioned categories, repayment shall be based on the average level of noncompliance.

If any at time during the term of this Agreement, whether before or after the Commitment Date, the Applicant shall: (1) cease operations at the facility for which the tax abatement was granted; or (ii) announce the cessation of operations at such facility, then the City may immediately terminate the Economic Revitalization Area designation and associated future tax abatement deductions.

In the event the City requires repayment of the tax abatement savings as provided hereunder, it shall provide Applicant with a written statement calculating the amount due (the "Statement"), and Applicant shall make such repayment to the City within 90 days of the date of the Statement. If the Applicant does not make timely repayment, the City shall be entitled to all reasonable costs and attorney fees incurred in the enforcement and collection of the tax abatement savings required to be repaid hereunder.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date and year first above written.

"Applicant"

River Valley Apartments GP, LLC

By: _____
Roger Brown, Member

Board of Public Works & Safety
City of Terre Haute

Approved as to Legal Adequacy and Form on this ____ day of _____, 2021.

By: _____

Title: _____

Exhibit A

CITY OF TERRE HAUTE

PROPERTY TAX ABATEMENT PROGRAM APPLICATION

Ownership Information

Name	Address	Phone	Percentage Interest (if applicable)
NEW DIRECTIONS	2901 BUTTERFIELD RD, OAK BROOK, IL 60523		
Housing Corporation,		630-768-3898	100%
RODGER BROWN			

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: 1325 N. 4th ST.

B. Parcel ID Number(s): 84-06-16-404-002, 000-002

Current Status of Property

A. Current zoning designation of property: R-3

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

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):

VACANT LAND

D. Current total assessed valuation of land and all improvements: \$126,300.00

Exhibit A

E. Describe any unique historical structure or aesthetic improvements: NONE

Proposed Improvements

A. Describe proposed real property improvements and projected costs: _____

40 RENTAL APARTMENTS, CLUBHOUSE,

MANAGEMENT OFFICE, PLAYGROUND - \$10,000,000.00

B. Describe proposed depreciable personal property improvements and projected costs: _____

SEE "A" ABOVE

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

D. Project Start Date: 6/2022

E. Project Completion Date: 6/2023

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:

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: 3; Average Annual Salary: \$30,000

Number of retained employees: N.A.; Average Annual Salary: N.A.

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

HEALTH INSURANCE + PAID TIME OFF

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



6.17.2021

PRESIDENT

* 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 B
 City of Terre Haute
 Real Property Tax Abatement Guideline Scoring Criteria

Company Name: NEW DIRECTIONS HOUSING CORPORATION

Application Date: _____

1. New Real Property Investment	5 points maximum	<u>5</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>1</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>0</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>0</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 B

13

Total Points

Scoring

Length of Real 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. Common Construction Wage | Council may award one bonus point if company includes common construction wage requirement in its bid specs | <u>1</u> |
| 2. Contractors Licensed To Do Business in Vigo County | Council may award one bonus point if a substantial percentage of the total fees for construction work associated with the project are paid to companies licensed to do business in Vigo County | <u>1</u> |
| 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 | <u>1</u> |
| 4. Existing Facility | Council may award one bonus point for use, reuse, rehabilitation and/or expansion of an existing facility | <u>0</u> |
| 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 | <u>0</u> |

Total Bonus Points

3

Grand Total Points

16

Recommended Length of Real Property Abatement Per Guideline Scoring Criteria

8 Years

Adopted 4/14/15



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R6 / 10-14)

Prescribed by the Department of Local Government Finance

CONFIDENTIAL

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:

- 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 New Directions Housing Corporation					
Address of taxpayer (number and street, city, state, and ZIP code) 2901 Butterfield Drive, Oak Brook, IL 60523					
Name of contact person Rodger Brown		Telephone number (630) 768-3898		E-mail address brown@ndhcorp.com	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body Common Council of the City of Terre Haute				Resolution number 9-2021	
Location of property 1325 N. 4th Street, Terre Haute, IN			County Vigo	DLGF taxing district number	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) River Valley Apartments, multifamily housing project				Estimated start date (month, day, year) June 1, 2022	
				Estimated completion date (month, day, year) June 1, 2023	
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 3.00	Salaries \$90.00
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
			REAL ESTATE IMPROVEMENTS		
			COST		ASSESSED VALUE
Current values					
Plus estimated values of proposed project					
Less values of any property being replaced					
Net estimated values upon completion of project					
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 <i>RB</i>				Date signed (month, day, year) 06/24/2021	
Printed name of authorized representative Rodger Brown			Title President		

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 6 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) <i>D. Earl Elliott, President</i>	Telephone number <i>812-298-6488</i>	Date signed (month, day, year) <i>9-2-2021</i>
Printed name of authorized member of designating body D. EARL ELLIOTT	Name of designating body <i>Terre Haute City Council</i>	
Attested by (signature and title of attester) <i>Michelle Edwards</i>	Printed name of attester Michelle Edwards	

* 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.

TERRE HAUTE, INDIANA
TERRE HAUTE, INDIANA

PAID

Receipt

JUN 24 2021

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

Date: 6-24-21

CONTROLLER

Name: New Direction

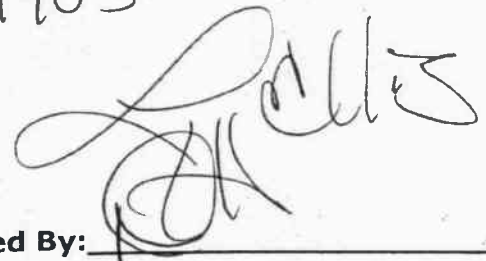
Reason: Day Abatement Filing \$500.00

Cash: _____

Check: 500.00 CK # 71703

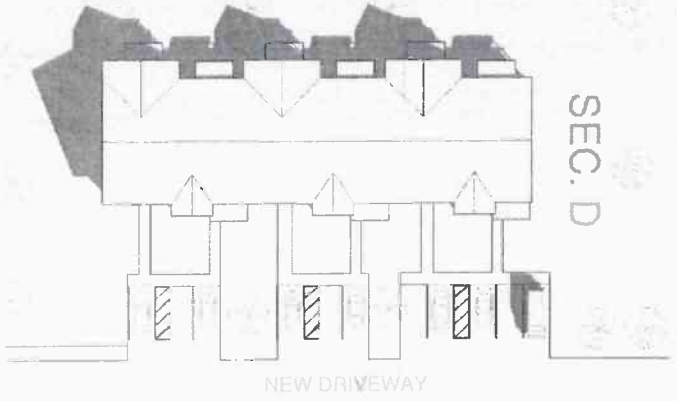
Credit: _____

Total: 500.00



Received By: _____

US: 41 3RD STREET



SEC. D SITE PLAN



SEC. D FLOOR PLANS, SCALE 1/8"=1'-0"



SEC. D WEST ELEV. 1/8" = 1'-0"



SEC. D EAST ELEV. 1/8" = 1'-0"

RGCcollaborative
 456 N Meridian St #441247
 Indianapolis, Indiana, 46244
 (317) 555-4411
 (317) 280-7037 (Fax)

NEW DIRECTION HOUSING CORPORATION
 RIVER VALLEY APARTMENTS

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RIVER VALLEY APARTMENTS

N. 4TH ST., 4TH AVE., N. 3RD ST
 TERRE HAUTE, INDIANA

PROJECT NUMBER: 317636
 DATE: 07/08/20
 DRAWN BY: BSM
 CHECKED BY: Gboeb

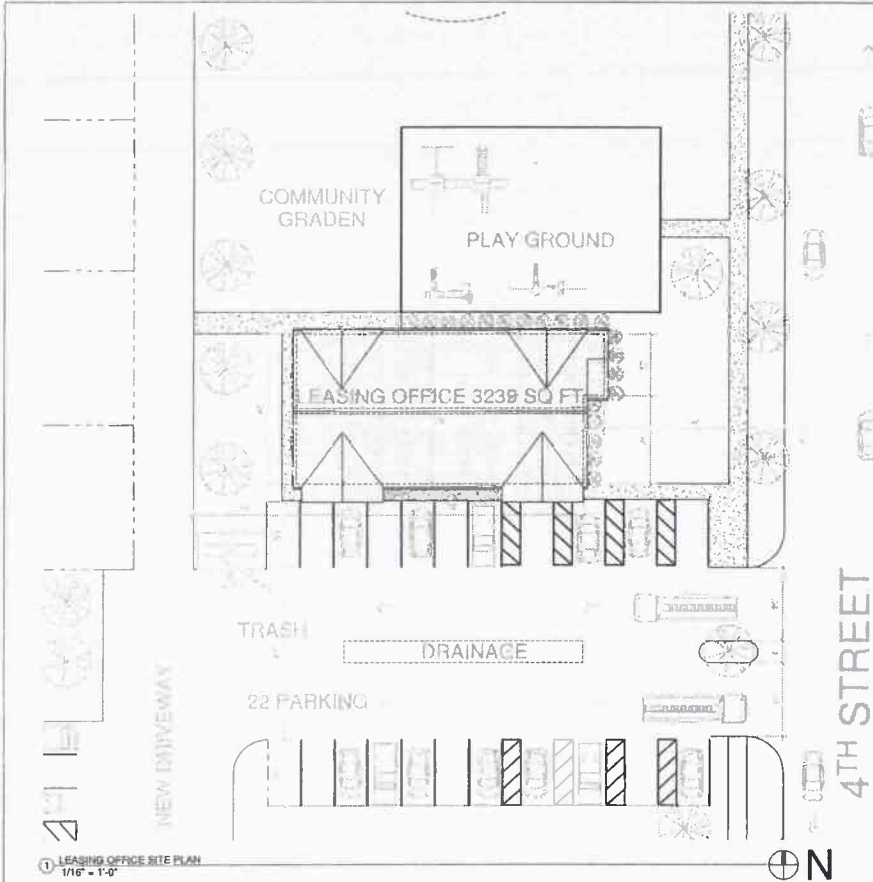
REV.	DESCRIPTION	DATE

SITE PLAN SEC D

A-104

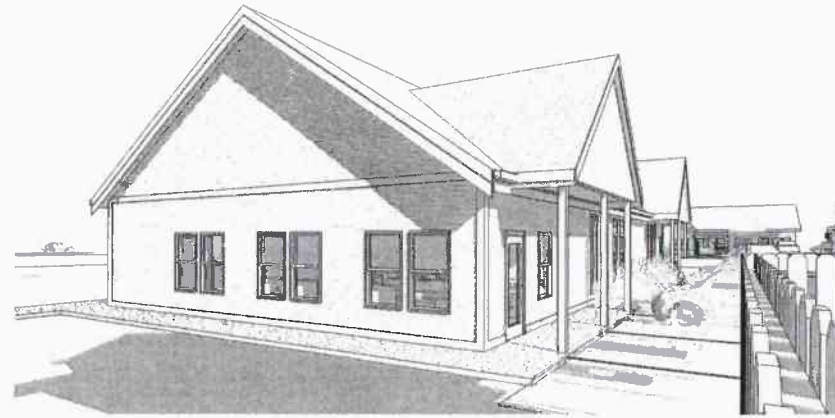
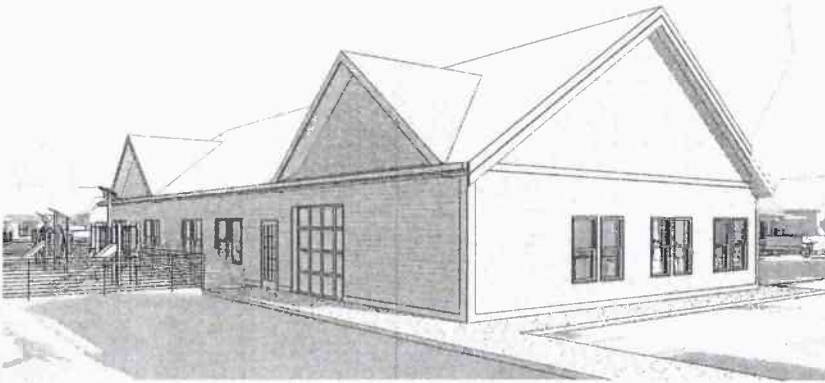
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7/6/2021 2:29:33 PM C:\Users\JD\Documents\2170200_Terre Haute UTHIC_RDC_06-26-2021.rvt



LEASING OFFICE / COMMUNITY CENTER

- LEASING OFFICE- 3,239 SQ FT
- 22 PARKING SPACES
- TRASH AREA
- PLAY GROUND
- COMMUNITY GRADEN



RGC collaborati
 456 N Meridian St #441247
 Indianapolis, Indiana 46244
 (317) 556-4411
 (317) 280-7027 (Fax)

NEW DIRECTION HOUSING CORPORATION
RIVER VALLEY APARTMENTS

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RIVER VALLEY APARTMENTS

N. 4TH ST., 4TH AVE., N. 3RD ST
 TERRE HAUTE, INDIANA
 Terre Haute / Project Office

PROJECT NUMBER: 217636
 DATE: 06/2021
 DRAWN BY: ESH
 CHECKED BY: Clobb

NO.	DESCRIPTION	DATE

SITE PLAN LEASING OFFICE

A-107

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 CONSTRUCTION**

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RIVER VALLEY APARTMENTS

N. 4TH ST., 4TH AVE., N. 3RD ST
 TERRE HAUTE, INDIANA
Interior Photo / Consultant Office

PROJECT NUMBER: 217234
 DATE: 06/20/21

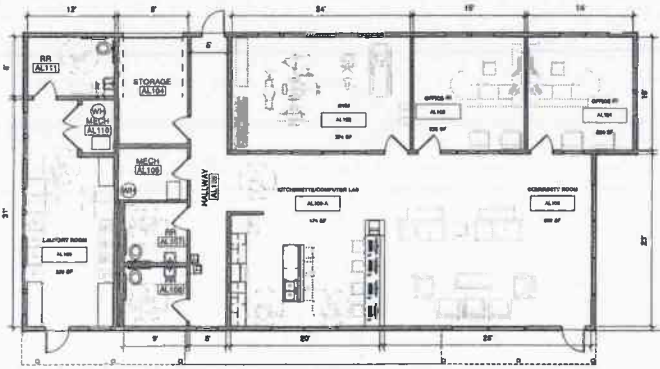
DRAWN BY: ESN

CHECKED BY: Cbucke

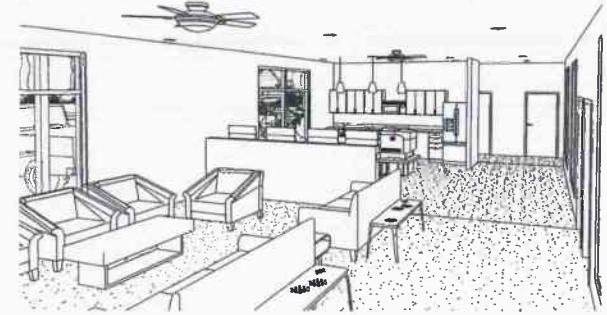
NO.	DESCRIPTION	DATE

LEASING OFFICE

A-108



- LEASING OFFICE
- COMMUNITY ROOM
- KITCHENETTE/COMPUTER STATION
- (3) RESTROOM
- LAUNDRY ROOM
- GYM
- (2) OFFICE
- STORAGE
- (2) MECH SPACE



⑥ INTERIOR LEASING OFFICE

① LEASING OFFICE - 3,222 SQ FT
 1/8" = 1'-0"



⑦ LEASING OFFICE RF CEILING PLAN
 1/8" = 1'-0"



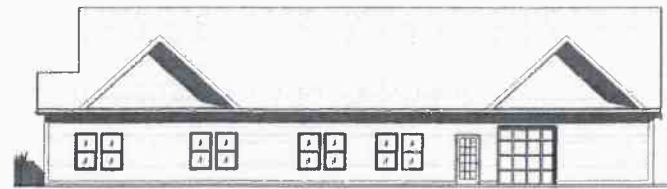
④ LEASING OFFICE SOUTH
 1/8" = 1'-0"



② LEASING OFFICE EAST
 1/8" = 1'-0"



⑤ LEASING OFFICE WEST
 1/8" = 1'-0"



③ LEASING OFFICE NORTH
 1/8" = 1'-0"