

FILED

JAN 12 2022

**TERRE HAUTE CITY COUNCIL
STATE OF INDIANA
RESOLUTION NO. 3, 2022**

CITY CLERK

A Resolution of the Common Council of the City of Terre Haute, Indiana, Designating an Area Within the City Commonly Identified as 2200 South 13th Street, Terre Haute, Indiana 47802 and 1260 Lockport Rd, Terre Haute, IN 47802, as an Economic Revitalization Area for the Purpose of a Ten Year Personal Property Tax Abatement

WHEREAS, A Petition for a 10 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, Hydrite Chemical Co. (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:

Terre Haute Quarter Midget 1 Lot Subdivision, being a part of the North half of Section 34, Township 12 North, Range 9 West 2 PM, Harrison Township, Vigo County, Indiana, as per Plat thereof dated November 14, 2002, and recorded December 14, 2002, and recorded December 18, 2002, at Instrument Number 200235939, records of the Recorder's Office.

EXCEPT a part of the Southwest Quarter of the Northeast Quarter of Section 34, Township 12 North, Range 9 West, Harrison Township, Vigo County, Indiana described to-wit:

Commencing at the Southwest Corner of the Southwest Quarter of the Northeast Quarter of said Section 34; thence East along and with the South line of said quarter 295.0 feet to the East right of way line of Lockport Road; thence along with said East right of way, the next 2 courses and distances: North 30 degrees 52 minutes West 18.06 feet; North 45 degrees 06 minutes West 16.12 feet to the Place of Beginning and thence 45 degrees 06 minutes West along and with said right of way 70.0 feet; North 44 degrees 54minutes East 50.0 feet; South 45 degrees 06 minutes East 70 feet; South 44 degrees 54 minutes west 50.0 feet to the Place of Beginning and containing 0.0803 acres, more or less.

Also known as Terre Haute Quarter Midget Track 1 Lot Subdivision as per Amended Plat to Correct Property Lines and Acreage dated February 15, 2017 and recorded February 15, 2017, at Instrument Number 2017001471.

EXCEPT that part thereof conveyed to the City of Terre Haute by deed dated November 8, 2005 and recorded August 2, 2006, at Instrument Number 2006015498.

Commonly known as 1260 Lockport Rd, Terre Haute, IN 47802.

Vigo County Parcel No. 84-06-34-251-005.000-002

Also

Commencing at the intersection of the Northeast right-of-way line of Lockport Road and the North line of the Southeast Quarter of Section 34, Township 12 North, Range 9 west, said point lying 295.0 feet East of the Northwest corner of the Southeast Quarter of said Section 34, the place of beginning; East 295.88 feet to an iron pin, said point lying 10 feet West of and perpendicular to the centerline of the Chicago, Milwaukee St, Paul and Pacific Railroad Company's most Westerly main tract; South 02 degrees 42 minutes East and parallel to said track, 109.58 feet to the point of curve of a 2.03 degree (radius= 2825 feet) curve; thence Right along and with said 2.03 degrees curve 99.05 feet with a chord bearing South 01 degrees 41 minutes East 99.04 feet; South 08 degrees 09 minutes 09 seconds West 137.93 feet; West 708.20 feet to the Northeast right-of-way of Lockport Road; North 30 degrees 52 minutes West along said right-of-way 401.93 feet to the place of beginning.

Commonly known as 2400 Erie Canal Rd., Terre Haute, IN 47802

Vigo County Parcel No. 84-34-402-004.000-002

WHEREAS, petitioner has represented and presented evidence that the projects will create 14 new permanent full-time jobs with combined annual salaries of \$830,000.00 and that the cost of the project will be \$21,000,000.00 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%	252,000	0
2	90%	302,581	50,219
3	80%	189,272	75,328
4	70%	115,511	86,089
5	60%	81,388	101,612
6	50%	54,486	134,514
7	40%	27,583	161,417
8	30%	680	188,320
9	20%	0	189,000
10	10%	0	189,000
Totals		1,023,051	1,181,499

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]

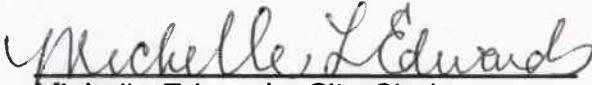
Introduced by:


Amy Auler, Councilwoman

Passed in open Council this 10th day of February, 2022.


Cheryl Loudermilk President
Common Council of Terre Haute, Indiana

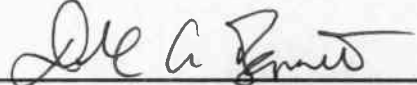
ATTEST:


Michelle Edwards, City Clerk


Presented by me to the Mayor this 11th day of February, 2022.


Michelle Edwards, City Clerk

Approved by me, the Mayor, this 11th day of February, 2022.


Duke A. Bennet, 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. 3, 2022**

WHEREAS, the Common Council of the City of Terre Haute adopted Resolution _____, 2022, on the _____ day of _____, 2022, 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 1260 Lockport Rd, Terre Haute, IN 47802 and 2400 Erie Canal Rd., Terre Haute, IN 47802 and legally described as:

Terre Haute Quarter Midget 1 Lot Subdivision, being a part of the North half of Section 34, Township 12 North, Range 9 West 2 PM, Harrison Township, Vigo County, Indiana, as per Plat thereof dated November 14, 2002, and recorded December 14, 2002, and recorded December 18, 2002, at Instrument Number 200235939, records of the Recorder's Office.

EXCEPT a part of the Southwest Quarter of the Northeast Quarter of Section 34, Township 12 North, Range 9 West, Harrison Township, Vigo County, Indiana described to-wit:

Commencing at the Southwest Corner of the Southwest Quarter of the Northeast Quarter of said Section 34; thence East along and with the South line of said quarter 295.0 feet to the East right of way line of Lockport Road; thence along with said East right of way, the next 2 courses and distances: North 30 degrees 52 minutes West 18.06 feet; North 45 degrees 06 minutes West 16.12 feet to the Place of Beginning and thence 45 degrees 06 minutes West along and with said right of way 70.0 feet; North 44 degrees 54 minutes East 50.0 feet; South 45 degrees 06 minutes East 70 feet; South 44 degrees 54 minutes west 50.0 feet to the Place of Beginning and containing 0.0803 acres, more or less.

Also known as Terre Haute Quarter Midget Track 1 Lot Subdivision as per Amended Plat to Correct Property Lines and Acreage dated February 15, 2017 and recorded February 15, 2017, at Instrument Number 2017001471.

EXCEPT that part thereof conveyed to the City of Terre Haute by deed dated November 8, 2005 and recorded August 2, 2006, at Instrument Number 2006015498.

Commonly known as 1260 Lockport Rd, Terre Haute, IN 47802.

Vigo County Parcel No. 84-06-34-251-005.000-002

Also

Commencing at the intersection of the Northeast right-of-way line of Lockport Road and the North line of the Southeast Quarter of Section 34, Township 12 North, Range 9 west, said point lying 295.0 feet East of the Northwest corner of the Southeast Quarter of said Section 34, the place of beginning; East 295.88 feet to an iron pin, said point lying 10 feet West of and perpendicular to the centerline of the Chicago, Milwaukee St, Paul and Pacific Railroad Company's most Westerly main tract; South 02 degrees 42 minutes East and parallel to said track, 109.58 feet to the point of curve of a 2.03 degree (radius = 2825 feet) curve; thence Right along and with said 2.03 degrees curve 99.05 feet with a chord bearing South 01 degrees 41 minutes East 99.04 feet; South 08 degrees 09 minutes 09 seconds West 137.93 feet; West 708.20 feet to the Northeast right-of-way of Lockport Road; North 30 degrees 52 minutes West along said right-of-way 401.93 feet to the place of beginning.

Commonly known as 2400 Erie Canal Rd., Terre Haute, IN 47802

Vigo County Parcel No. 84-34-402-004.000-002

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 3, 2022, 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 3, 2022, 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 3, 2022, 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 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 3, 2022 shall be incorporated in and be a part of Resolution 3, 2022.

[SIGNATURES ON FOLLOWING PAGE]

Introduced by: 
Amy Auler, Councilwoman

Passed in open Council this ___ day of _____ 2022.

City Council President

ATTEST:

Michelle Edwards, City Clerk

Presented by me to the Mayor this ___ day of _____, 2022

Michelle Edwards, City Clerk

Approved by me, the Mayor, this ___ day of _____, 2022.

Duke A. Bennett, Mayor

ATTEST:

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 owner(s) of new manufacturing 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 manufacturing 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:

New production process to manufacture sulfur-based liquid fertilizer products
13.46 acres +/-

Project cost estimate of \$21 Million in new manufacturing equipment (with an accompanying \$7.2 million real property improvements). The project will bring state of the art manufacturing and growth to our company. It is our hope that this investment can be made in Terre Haute, IN.

2. The project will create 14 new, permanent jobs within the first year, representing a new annual payroll of \$830,000.00.
3. Estimate the cost of the Equipment: \$21,000,000.00
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):

NAME	ADDRESS	INTEREST
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Hydrite Chemical Co.	17385 Golf Parkwat., Brookfield, WI 53045	100%
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- (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):

Not applicable

- (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:

New production process to manufacture sulfur-based liquid fertilizer products

13.46 acres +/-

Project cost estimate of \$7.2 million real property improvements and \$21 Million in new manufacturing equipment

5. The commonly known address of the real property where the Equipment is or will be located is:

1260 Lockport Rd, Terre Haute, IN 47802 and 2400 Erie Canal Rd., Terre Haute, IN 47802

6. The legal description of the real property is:

Terre Haute Quarter Midget 1 Lot Subdivision, being a part of the North half of Section 34, Township 12 North, Range 9 West 2 PM, Harrison Township, Vigo County, Indiana, as per Plat thereof dated November 14, 2002, and recorded December 14, 2002, and recorded December 18, 2002, at Instrument Number 200235939, records of the Recorder's Office.

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Also known as Terre Haute Quarter Midget Track 1 Lot Subdivision as per Amended Plat to Correct Property Lines and Acreage dated February 15, 2017 and recorded February 15, 2017, at Instrument Number 2017001471.

EXCEPT that part thereof conveyed to the City of Terre Haute by deed dated November 8, 2005 and recorded August 2, 2006, at Instrument Number 2006015498.

Commonly known as 1260 Lockport Rd, Terre Haute, IN 47802.

Vigo County Parcel No. 84-06-34-251-005.000-002

Also

Commencing at the intersection of the Northeast right-of-way line of Lockport Road and the North line of the Southeast Quarter of Section 34, Township 12 North, Range 9 west, said point lying 295.0 feet East of the Northwest corner of the Southeast Quarter of said Section 34, the place of beginning; East 295.88 feet to an iron pin, said point lying 10 feet West of and perpendicular to the centerline of the Chicago, Milwaukee St, Paul and Pacific Railroad Company's most Westerly main tract; South 02 degrees 42 minutes East and parallel to said track, 109.58 feet to the point of curve of a 2.03 degree (radius = 2825 feet) curve; thence Right along and with said 2.03 degrees curve 99.05 feet with a chord bearing South 01 degrees 41 minutes East 99.04 feet; South 08 degrees 09 minutes 09 seconds West 137.93 feet; West 708.20 feet to the Northeast right-of-way of Lockport Road; North 30 degrees 52 minutes West along said right-of-way 401.93 feet to the place of beginning.

Commonly known as 2400 Erie Canal Rd., Terre Haute, IN 47802

Vigo County Parcel No. 84-34-402-004.000-002

7. A map designating the area for tax abatement consideration is attached hereto, marked Attachment 1 and incorporated herein.
8. This is a new manufacturing 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 the current manufacturing facility, and the current zoning is M-2.
10. The best estimate of the market value of the new equipment after installation is: \$21,000,000.00
11. Petitioner is seeking a 10 year personal property tax abatement. The best estimate of the amount of taxes to be abated during each of the first 10 years after installation is as follows:

Assumed Assessed Value of Improvement: \$21,000,000.00

Annual Tax without Abatement: \$252,000.00/first year; personal property taxes estimated to be paid with the 10 year tax abatement: \$1,181,499.00 (estimated annual average as taken from Tax Abatement Calculator, Southwest Indiana Economic Development Coalition)

Abatement	Percentage	Tax Abated	Tax Paid
1	100%	252,000	0
2	90%	302,581	50,219
3	80%	189,272	75,328
4	70%	115,511	86,089
5	60%	81,388	107,612
6	50%	54,486	134,514
7	40%	27,583	161,417
8	30%	670	188,320
9	20%	0	189,000
10	10%	0	189,000
Totals		1,023,501	1,181,499

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 located in no 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: None.
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:

A portion of the real estate is a portion of the former coke plant at Hulman and 13th streets, formerly used for quarter midget racing facility and, being adjacent to the balance of the former coke plant, is in an area that has seen limited growth in manufacturing.
16. The Equipment will be used in the direct production, manufacture, fabrication, assembly, extraction, mining, processing, refining or finishing of other tangible

personal property and that the Equipment was never before used by its owner for any purpose in Indiana. The signature below is verification of this statement.


17. 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):

HYDRITE CHEMICAL CO.

By: 
Jim Auerbach - CFO
Printed Name and Title

DO NOT USE THIS SPACE

Resolution # _____
Target Area Required _____
Yes _____ No _____

Confirming Ordinance # _____
Date of Notice _____

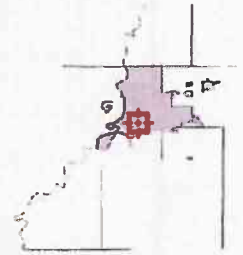
Final Action _____
Target Area Ord. Effective _____

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

ATTACHMENT 1



Overview



Legend

- Corporate Limits
- Political Township
- Sections
- Blocks
- Parcels
- Road Centerlines
- 2021 Sales

Parcel ID	84-06-34-402-004.000-002	Alternate ID	84-06-34-402-004.000-002	Owner Address	Hydrite Chemical Co
Sec/Twp/Rng	34	Class	Industrial Lt mfg & assembly		2400 Erie Canal Rd
Property Address	2400 ERIE CANAL RD	Acreage	6.54		Terre Haute, IN 47802
	TERRE HAUTE				
Neighborhood	118324 - HARRISON				
District	002 HARRISON				
Brief Tax Description	IN N 1/2 NW SEE OF RD				
	MISC-204/8 D-415/988 34-12-9 6.540 AC				
	(Note: Not to be used on legal documents)				

Date created: 12/13/2021
 Last Data Uploaded: 12/13/2021 5:11:43 AM

Developed by **Schneider**
 GEOSPATIAL



**STATEMENT OF BENEFITS
PERSONAL PROPERTY**

State Form 51764 (R4 / 11-15)

Prescribed by the Department of Local Government Finance

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.

CONFIDENTIAL

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 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.
- 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.
- 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.
- 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)
- 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 Hydrite Chemical Co.	Name of contact person Shawn Banagis
Address of taxpayer (number and street, city, state, and ZIP code) 17385 Golf Parkway., Brookfield, WI 53045	Telephone number (262) 373-9972

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body Terre Haute City Council	Resolution number (s) 3, 2022	
Location of property 2200 South 13th Street, & 2400 Erie Canal Rd., Terre Haute, IN 47807	County Vigo DLGF taxing district number 84-002	
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.) Sulfur Burner, ABS & ATS processing equipment	ESTIMATED	
	START DATE	COMPLETION DATE
	Manufacturing Equipment	03/15/2022 08/31/2022
	R & D Equipment	
	Logist Dist Equipment	
IT Equipment		

SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
45	2,720,000	45	2,720,000	14	830,000

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		0						
Plus estimated values of proposed project		21,000,000						
Less values of any property being replaced		0						
Net estimated values upon completion of project		21,000,000						

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (pounds) <u>0</u>	Estimated hazardous waste converted (pounds) <u>0</u>
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Other benefits:
Significant employment benefits; reclamation of contaminated ground; new personal property not eligible for tax abatement \$2,550,000 in tanks (cost) part of project but for which abatement of taxes not sought.

SECTION 6 TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative 	Date signed (month, day, year) 1/4/22
Printed name of authorized representative Jim Aurbach	Title CFO

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 _____ calendar years * (see below). The date this designation expires is _____. *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; | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Enhanced Abatement per IC 6-1.1-12.1-18 |
| 2. Installation of new research and development equipment; | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <i>Check box if an enhanced abatement was approved for one or more of these types.</i> |
| 3. Installation of new logistical distribution equipment. | <input type="checkbox"/> Yes | <input type="checkbox"/> No | |
| 4. Installation of new information technology equipment; | <input type="checkbox"/> Yes | <input type="checkbox"/> No | |
- C. The amount of deduction applicable to new manufacturing equipment is limited to \$ _____ cost with an assessed value of \$ _____. *(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 \$ _____ cost with an assessed value of \$ _____. *(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 \$ _____ cost with an assessed value of \$ _____. *(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 \$ _____ cost with an assessed value of \$ _____. *(One or both lines may be filled out to establish a limit, if desired.)*
- G. Other limitations or conditions (specify) _____
- 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:
- | | | | | | |
|---------------------------------|---------------------------------|---------------------------------|---------------------------------|----------------------------------|--|
| <input type="checkbox"/> Year 1 | <input type="checkbox"/> Year 2 | <input type="checkbox"/> Year 3 | <input type="checkbox"/> Year 4 | <input type="checkbox"/> Year 5 | <input type="checkbox"/> Enhanced Abatement per IC 6-1.1-12.1-18 |
| <input type="checkbox"/> Year 6 | <input type="checkbox"/> Year 7 | <input type="checkbox"/> Year 8 | <input type="checkbox"/> Year 9 | <input type="checkbox"/> Year 10 | Number of years approved: _____ |
| | | | | | <i>(Enter one to twenty (1-20) years; may not exceed twenty (20) years.)</i> |
- 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 ()	Date signed (month, day, year)
Printed name of authorized member of designating body	Name of designating body	
Attested by: (signature and title of attester)	Printed name of attester	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

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.

EXHIBIT A

**CITY OF TERRE HAUTE
PROPERTY TAX ABATEMENT PROGRAM APPLICATION**

Ownership Information

Name	Address	Percentage Interest (if applicable)
Hydrite Chemical Co.	17385 Golf Parkway Brookfield, WI 53045	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 partners.

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

Property Description

- A. Street Address: 1260 Lockport Rd, Terre Haute, IN 47802
And
2400 Erie Canal Rd., Terre Haute, IN 47802
- B. Parcel ID Number(s): 84-06-34-251-005.000-002 and
84-06-34-251-004.000-002

Current Status of Property

- A. Current zoning designation of property: M-2
- B. Describe current improvements to the property, including estimated age of existing buildings:
- Present manufacturing facility
Age: various, constructed from 1988 to 2014
- C. Describe current use of the property, including the names of businesses currently operating (if applicable) and the current number of jobs (if applicable):

EXHIBIT A

Current manufacturing facility, Hydrite Chemical Co., combined with office space on adjacent site, currently 45 jobs

D. Current total assessed valuation of land and all improvements:

\$1,485,800.00

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

Proposed Improvements:

A. Describe proposed real property improvements and projected costs:

Installation of new production process to manufacture sulfur-based and liquid fertilizer products. Project includes new production building, process equipment, tank farm and other infrastructure to support the manufacturing process.

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

Manufacturing equipment – sulfur burner, ABS & ATS processing equipment,
\$21,000,000.00

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

D. Project Start Date: March 15, 2022

E. Project Completion Date: August 30, 2022

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 the 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:

EXHIBIT A

- 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 I.C. 7.1-3-10 or any other entity that is required to operate under a license issued under I.C. 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 I.C. 7.1-5-7-11; or
 - c. Operates a facility under:
 - i. A beer wholesaler's permit under I.C. 7.1-3-3;
 - ii. A liquor wholesaler's permit under I.C. 7.1.-3-8; or
 - iii. A wine wholesaler's permit under I.C. 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)*
HYDRITE CHEMICAL CO.

DATE



12/20/21

Jim Auerbach - CFO
Printed Name and Title

- If the entity seeking a 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/dlqf.

EXHIBIT A

Indiana Pools of Assets by Lives Utilized on Federal Tax Return

Year of Acquisition	Pool #1 (1-4 years)	Pool #2 (5-8 years)	Pool #3 (9-12 years)	Pool #4 (13+ years)
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

EXHIBIT A

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%									

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.

EXHIBIT A

- 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 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 B

City of Terre Haute
 Personal Property Tax Abatement Guideline Scoring Criteria

Company Name: HYDRITE CHEMICAL CO.

Application Date: January 12, 2022

1. New Personal 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>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>
Total Points		<u>16</u>

Exhibit B

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	<u>1</u>
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	<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. Rehabilitation of Existing Facilities	Council may award one bonus point if the project involves the rehabilitation of existing facilities	_____
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>1</u>
Total Bonus Points		<u>4</u>
Grand Total Points		<u>20</u>
Recommended Length of Personal Property Abatement Per Guideline Scoring Criteria		<u>10</u> Years

AGREEMENT

This Agreement (the "Agreement") dated as of the ____ day of _____, 2022, serves as a confirmation of Hydrite Chemical Co.'s (the "Applicant") commitment, pending a _____, 2022 public hearing, to comply with the project description, and job employment and retention (and associated wage rates and salaries) figures contained in its designation application, Statement of Benefits, the Preliminary Economic Revitalization Area Resolution No. 3, 2022, and attachments adopted by the Common Council of the City of Terre Haute, Indiana (the "Council") on Thursday, _____, 2022, 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 providing a ten (10) year personal property tax abatement for the Applicant's capital expenditure of up to \$ \$21,000,000.00 associated with the construction of the Commitments. The capital expenditure of the Project and the filling of positions shall occur within five (5) years of the estimated completion date of August 31, 2022, 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 approval 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 & 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 CFI to the Board of Public Works and Safety at the same time the CFI 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 CF-1 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 it determines that 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 \$ \$21,000,000.00 for the Project.

As used in this Agreement, factors beyond the control of the applicant shall only include factors not reasonably foreseeable at the time of the designation application and submission of Statement of Benefits which are not caused by any 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 highest level of noncompliance.

If any at time during the term of this Agreement, whether before or after the Commitment Date, the Applicant shall: (i) 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 calculation of the amount due (the "Statement"), and Applicant shall make such repayment to the City within 30 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.

[SIGNATURES CONTAINED ON FOLLOWING PAGE]

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

Applicant

Board of Public Works & Safety
City of Terre Haute

Hydrite Chemical Co.

By: _____

Jim Auerbach - CFO

Printed Name and Title

Approved as to Legal Adequacy and Form on this ____ day of _____, 2022.

By: _____

Title: _____