

DEFEATED

FILED

FEB 25 2016

CITY CLERK

**TERRE HAUTE CITY COUNCIL
STATE OF INDIANA
RESOLUTION NO. 3, 2016**

A Resolution of the Common Council of the City of Terre Haute, Indiana, Designating an Area Within Terre Haute, Indiana commonly identified as 220 North Third Street, 224 North Third Street, and 301 North Second Street, Terre Haute, Indiana as an Economic Revitalization Area for the Purpose of Nine (9) Year Real Property Tax Abatement for Annex 41, LLC.

WHEREAS, a Petition for a nine (9) 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 a 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 two (2) 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 and Indiana State University as a means to better serve the residential needs of the downtown community by increasing residential density in Terre Haute's downtown, 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's downtown and North Third Street.

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

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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:

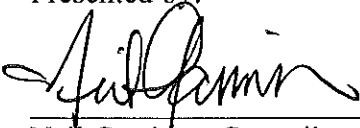
<u>ABATEMENT YEAR</u>	<u>ABATEMENT %</u>	<u>TAX ABATED</u>	<u>TAX PAID</u>
1	100%	\$230,000.00	\$0.00
2	88%	\$202,400.00	\$27,600.00
3	77%	\$177,100.00	\$52,900.00
4	66%	\$151,800.00	\$78,200.00
5	55%	\$126,500.00	\$103,500.00
6	44%	\$101,200.00	\$128,800.00
7	33%	\$75,900.00	\$154,100.00
8	22%	\$50,600.00	\$179,400.00
9	11%	\$25,300.00	\$204,700.00

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 nine (9) 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 nine (9) 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).

DEFEATED

Presented by:



Neil Garrison, Councilman

Passed in open Council this _____ day of _____, 2016.

Todd Nation, President,
Common Council of the City of
Terre Haute, Indiana

ATTEST:

Charles P. Hanley, City Clerk

Presented by me to the Mayor this _____ day of _____, 2016.

Charles P. Hanley, City Clerk

Approved by me, the Mayor, this _____ day of _____, 2016.

Duke Bennett, Mayor
City of Terre Haute, Indiana

ATTEST:

Charles P. Hanley, City Clerk

This instrument prepared by Richard J. Shagley, Attorney,
WRIGHT, SHAGLEY & LOWERY, 500 Ohio Street, P.O. Box 9849,
Terre Haute, Indiana 47808

EXHIBIT A

OVERALL PERIMETER LAND DESCRIPTION (Parcels 2 thru 7)

Part of the South Half of Out Lot 18; Seven (7) inches by parallel lines off the entire North side of In-Lot 130; In-Lots 131, 132, 133 and Thirty-four (34) feet by parallel lines off the entire North side of In-Lot 134 all in the original In-lots and Out-lots of the Town, (now city) of Terre Haute, recorded in D.R. 1, page 94 and D.R. 2, pages 174-177 in the Office of the Recorder of Vigo, County, Indiana; Lots 1 through 5 in Smith's Subdivision recorded in Plat Book 1, page 275 in the said Recorder's Office; the 8 foot alley and part of the 16 foot alley depicted in said Smith's Subdivision; vacated Eagle Street (paragraph S-10) and part of the North-South alley between 2nd & 3rd Streets (paragraph A-11) per Declaratory Resolution No. 3 recorded as Instrument No. 8118 in Misc. Rec. 190, page 46 in the said Recorder's Office, all being more particularly described as follows:

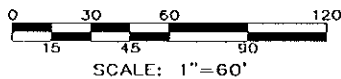
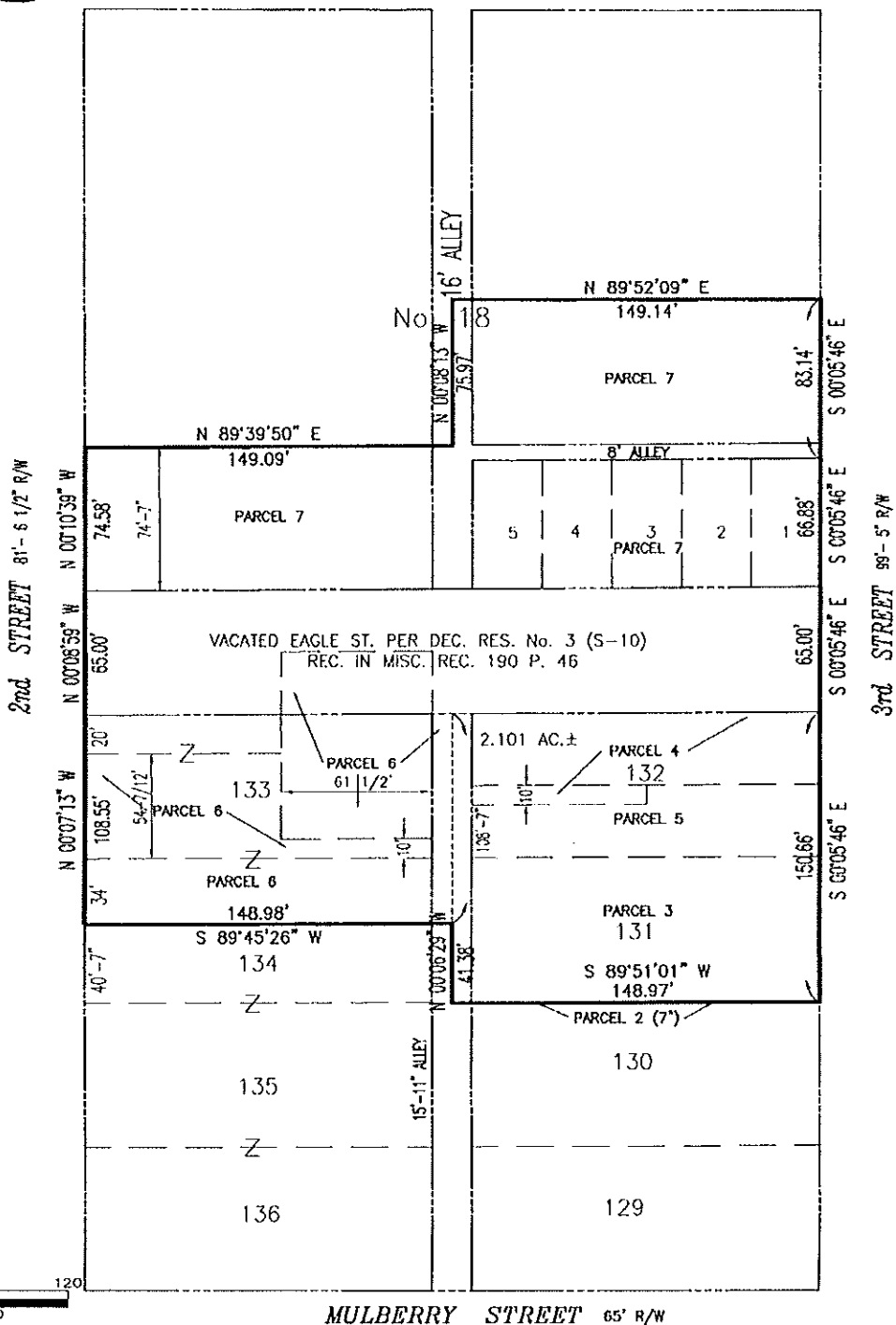
Commencing at the Northeast corner of said Out Lot 18, which is the intersection of the West right of way line of 3rd Street and the South right of way line of Chestnut Street; thence South 00 degrees 05 minutes 46 seconds East (basis of bearing is grid bearing based upon Indiana State Plane - West Zone, NAD 83) along the East line of said Out Lot 18 a distance of 150.02 feet to the North line of the South Half of said Out Lot 18 and the Point of Beginning; thence continuing South 00 degrees 05 minutes 46 seconds East along the said East line 83.14 feet to the Northeast corner of Lot 1 in said Smith's Subdivision; thence continuing South 00 degrees 05 minutes 46 seconds East along the East line of said Lot 1 a distance of 66.88 feet to the Southeast corner thereof; thence continuing South 00 degrees 05 minutes 46 seconds East along the East right of way line of said vacated Eagle Street 65.00 feet to the Northeast corner of said In-Lot 132; thence continuing South 00 degrees 05 minutes 46 seconds East along the East line of said In-Lots 132, 131 and 130 a distance of 150.66 feet to a point Seven (7) inches South of the Northeast corner of said In-Lot 130; thence South 89 degrees 51 minutes 01 seconds West parallel with the North line of said In-Lot 130 and the Westerly extension thereof a distance of 148.97 feet to the centerline of the said vacated North-South alley; thence North 00 degrees 06 minutes 29 seconds West along said centerline 41.38 feet to the Easterly extension of Thirty-four (34) feet by parallel lines off the North side of In-Lot 134; thence South 89 degrees 45 minutes 26 seconds West along said Easterly extension and a line Thirty-four (34) feet by parallel lines off the entire North side of said In-Lot 134 a distance of 148.98 feet to the West line of said In-Lot 134; thence North 00 degrees 07 minutes 13 Seconds West along the West line of said In-Lots 134 and 133 a distance of 108.55 feet to the Northwest corner of said In-Lot 133; thence North 00 degrees 08 minutes 59 seconds West along the West right of way line of said vacated Eagle Street 65.00 feet to the Southwest corner of said Out Lot 18; thence North 00 degrees 10 minutes 39 seconds West along the West line thereof 74.58 feet to a point 74 feet 7 inches off the South side of the West Half of said Out Lot 18; thence North 89 degrees 39 minutes 50 seconds East parallel with the South line of said Out Lot 18 a distance of 149.09 feet to the centerline of the 16 foot alley depicted in said Smith's Subdivision; thence North 00 degrees 08 minutes 13 seconds West along the said centerline 75.97 feet to the North line of the South Half of said Out Lot 18; thence North 89 degrees 52 minutes 09 seconds East along the said North line 149.14 feet to the Point of Beginning, containing 2.101 acres, more or less.

EXHIBIT A



PIC JOB NO. 150450-30000
 FEB. 22, 2016
 SHt. 2 of 2

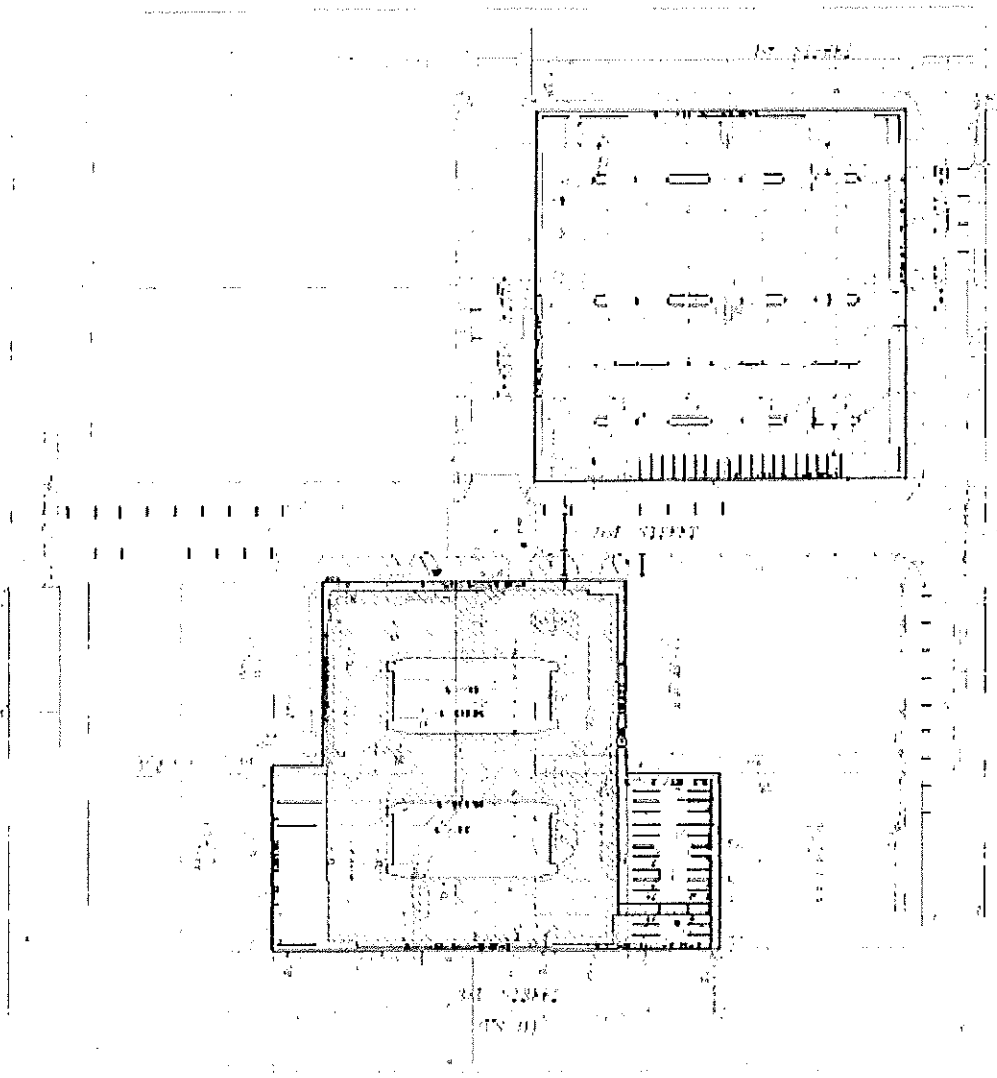
CHESTNUT STREET 65' R/W



3939 PRIORITY WAY SOUTH DRIVE, SUITE 200 INDIANAPOLIS, INDIANA 46240
 (317) 844-6777 FAX (317) 706-6451 E-Mail cripe@cripe.biz

- ARCHITECTURE • INTERIORS
- CIVIL ENGINEERING
- SURVEY • 3D LASER SCANNING
- ENERGY • FACILITIES
- EQUIPMENT PLANNING
- REAL ESTATE SERVICES

EXHIBIT B




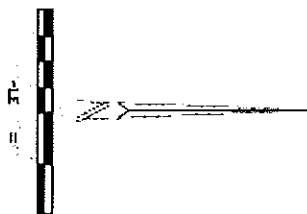
DATE: 10/12/11 DRAWN BY: [illegible] CHECKED BY: [illegible]	Project Name Area 41 Access Model (log)	 CRIPE CONSTRUCTION & PROJECT MANAGEMENT 10000 W. 10th Ave. Suite 100 Denver, CO 80202 Tel: 303.733.1111 Fax: 303.733.1112 www.cripe.com	REVISIONS NO. DESCRIPTION 1.00 Initial Issue
	Scale: 1/8" = 1'-0"		

EXHIBIT B



FILE
Site Parking Expansion

PROJECT: Avenue 41
OWNER: Avenue Shopping Center
SHEET NO. 101

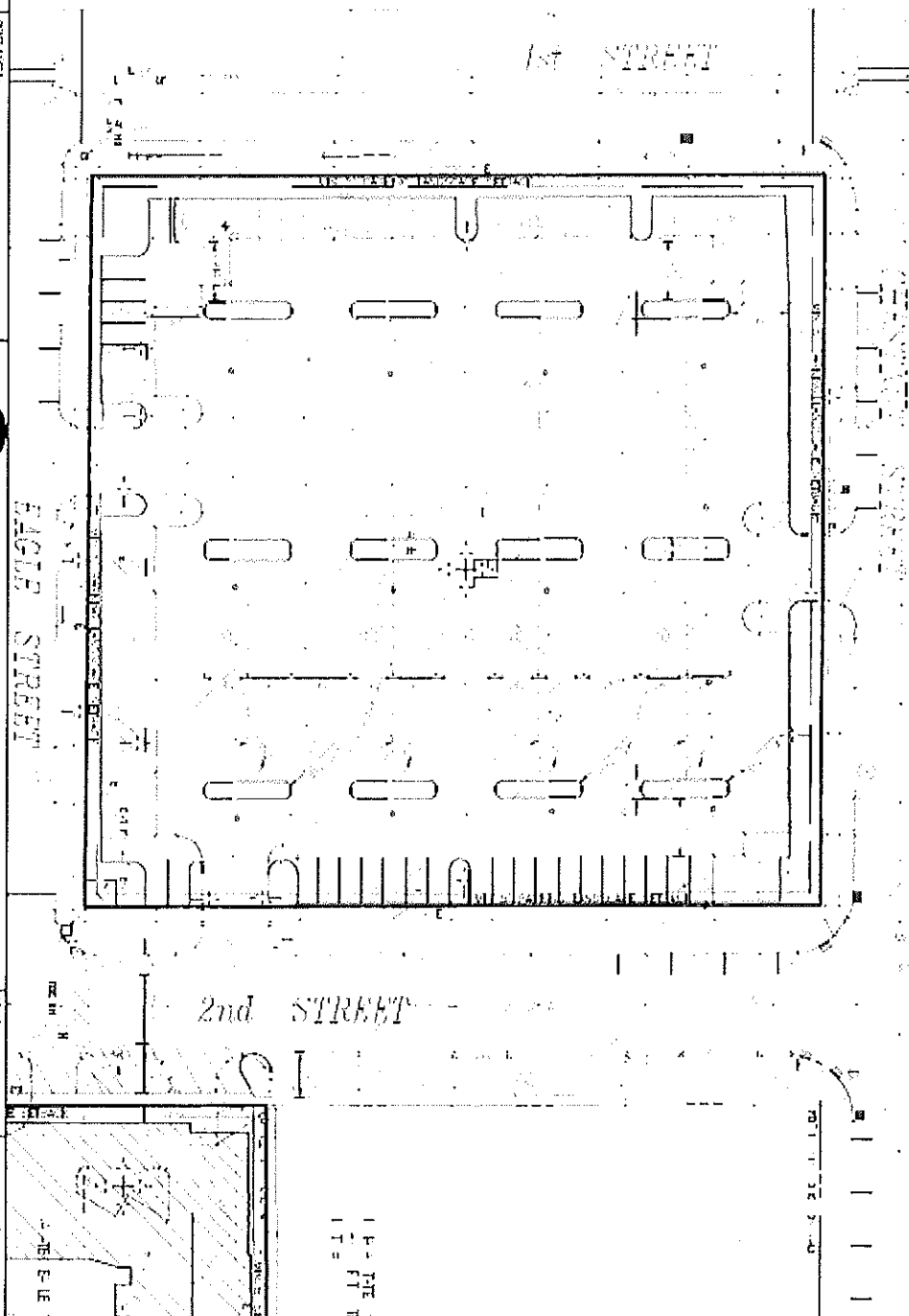


2821 NORTH NEW SOUTH CREEK ROAD, SUITE 200
NOKALHA, OKLA 73109
TEL: 405-777-7442
WWW.CRIPESOLUTIONS.COM

- ARCHITECT: JEFFREY
- CIVIL: JEFFREY
- ELECTRICAL: JEFFREY
- MECHANICAL: JEFFREY
- PLUMBING: JEFFREY
- SITEWORK: JEFFREY

SCALE: AS SHOWN
PROJECT NO: 124506-20003
DATE: 01-05-2016

1 of 1



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

WHEREAS, the Common Council of the City of Terre Haute, Indiana adopted Resolution 3, 2016, on the _____ day of _____, 2016, 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 220 North Third Street, 224 North Third Street, and 301 North Second 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 nine (9) 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 3, 2016.

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 nine (9) 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 3, 2016, the Common Council of the City of Terre Haute, Indiana, RESOLVES, FINDS AND DETERMINES:

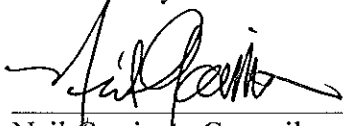
1. That all of the requirements for designation of the real estate described in Resolution 3, 2016, as an Economic Revitalization Area have been met, the foregoing findings are true and that all information required to be submitted has been submitted in proper form.

2. That Resolution 3, 2016, 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 nine (9) 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 3, 2016, is declared an Economic Revitalization Area for the purposes of a nine (9) 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 3, 2016, shall be incorporated in and be a part of Resolution 3, 2016.

Presented by:



Neil Garrison, Councilman

Passed in open Council this _____ day of _____, 2016.

Todd Nation, President,
Common Council of the City of
Terre Haute, Indiana

ATTEST:

Charles P. Hanley, City Clerk

Presented by me to the Mayor this _____ day of _____, 2016.

Charles P. Hanley, City Clerk

Approved by me, the Mayor, this _____ day of _____, 2016.

Duke Bennett, Mayor
City of Terre Haute, Indiana

ATTEST:

Charles P. Hanley, City Clerk

This instrument prepared by Richard J. Shagley, Attorney,
WRIGHT, SHAGLEY & LOWERY, 500 Ohio Street, P.O. Box 9849,
Terre Haute, Indiana 47808

**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, Annex 41, LLC (“Annex”), proposes to acquire the property now known as the Boys and Girls Club, located at 220-224 North Third Street and 301 North Second Street, Terre Haute, Indiana 47807. The property is currently owned by the Terre Haute Boys and Girls Club, Inc., formerly known as the Flora Gulick Boys Club and the Terre Haute Boys Club. The owner moved the location of its facility to 924 North 13th Street, Terre Haute, Indiana 47807, and has listed the real estate for sale. The owner and Annex have entered into a Purchase Agreement for the real estate.

2. The proposed construction project would include approximately 210 off-campus housing units for students at Indiana State University (“ISU”). The student housing project would include approximately eighty (80) single bedroom units, one hundred (100) two-bedroom units, and thirty (30) four-bedroom units with a resident capacity of approximately 400 persons. The project is projected to begin in June 2016 and is anticipated to be completed in August 2017.

3. The proposed project is amenity-rich, yet affordable student 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 Downtown area. The project is an important development for the City of Terre Haute and ISU as a means to better serve the needs of the residential community in the Downtown area.

The development of this property will be a significant economic catalyst for the continued developed of Terre Haute’s Downtown and the revitalization of North Third Street.

This project will also be a catalyst for ISU’s master plan for the area along the Wabash River. The project will also assist in the development of the plan by Art Spaces to Reconnect Downtown Terre Haute with the Wabash River.

4. The project will require two (2) full time employees and four (4) other employees to manage the facility with an estimated payroll of \$81,0000.00 plus certain benefits.

5. Estimate the dollar value of the redevelopment or rehabilitation project:

The estimated total project cost of the construction of Annex is approximately \$17,500,000.00.

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

Terre Haute Boys and Girls Club, Inc.
924 North 13th Street
Terre Haute, IN 47807

(b) The following other persons have a fully executed Purchase Agreement to buy the Property (including corporate information as required in 4(a) above, if applicable):
Name, Address, and Interest:

Annex 41, LLC
6235 N. Gilford Ave., Ste. 200
Indianapolis, IN 46204
100% Interest

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

Since at least 1940, the property has been used by the Terre Haute Boys and Girls Club, Inc., formerly known as the Flora Gulick Boys Club and the Terre Haute Boys Club. The Terre Haute Boys and Girls Club, Inc. has moved its location to 924 North 13th Street, Terre Haute, Indiana 47807; however, it still has a limited schedule of activities at the property.

The property is currently exempt from real estate tax; however, new property taxes will be generated by this project.

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

7. The commonly known address of the Property is:

220-224 North Third Street and 301 North Second 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. The legal description included portions of an alley that Owner is proposing to close.

8. An Engineering Site Plan showing the entire tract and the proposed footprint of the proposed construction of the building 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 unique type of housing development that has been

proposed, which will provided high-quality housing options for students and will bring new activity into Downtown Terre Haute and the North Third Street area.

10. Petitioner is seeking an nine (9) year tax abatement that would provide that during each of the first nine (9) years after rehabilitation the tax would abate as follows: The best estimate of the amount of taxes to be abated during each of the nine (9) years after rehabilitation is:

Tax Rate for Harrison Township is expected to be 2.0%, with a replacement credit of 0.
Assumed Assessed Value: \$17,500,000.00
Tax without Abatement: \$230,000.00

<u>ABATEMENT YEAR</u>	<u>ABATEMENT %</u>	<u>TAX ABATED</u>	<u>TAX PAID</u>
1	100%	\$230,000.00	\$0.00
2	88%	\$202,400.00	\$27,600.00
3	77%	\$177,100.00	\$52,900.00
4	66%	\$151,800.00	\$78,200.00
5	55%	\$126,500.00	\$103,500.00
6	44%	\$101,200.00	\$128,800.00
7	33%	\$75,900.00	\$154,100.00
8	22%	\$50,600.00	\$179,400.00
9	11%	\$25,300.00	\$204,700.00

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 no 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 vacant land and the current zoning is:

A vacant building with deterioration of improvements, which have impaired its value and use.

The zoning is currently C-5 General Central Business District and M-2 General Industry District. It is anticipated that the property will rezoned to an R-3 General Residence District.

(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 nine (9) 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, Attorney at Law
WRIGHT, SHAGLEY & LOWERY, P.C.
500 Ohio Street
P.O. Box 9849
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.

ANNEX 41, LLC

By: Kyle Bach
Kyle Bach, Manager

Date: 2.24.16

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, Attorney,
WRIGHT, SHAGLEY & LOWERY, 500 Ohio Street, P.O. Box 9849,
Terre Haute, Indiana 47808

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

Ownership Information

Name	Address	Phone	Percentage Interest (if applicable)
Annex 41, LLC	6235 N. Gilford Ave., Ste. 200 Indianapolis, IN 46204	(317) 584-8442	100%
Kyle Bach, Manager	As above.	As above.	

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:

220-224 North Third Street and 301 North Second Street, Terre Haute, Indiana 47807.

B. Parcel ID Number(s):

84-06-21-402-005.000-002; 84-06-21-402-003.000-002; 84-06-21-402-006.000-002;
84-06-21-405-002.000-002; 84-06-21-405.001.000-002; 84-06-21-405-004.000-002; and
84-06-21-401-001.000-002

Current Status of Property

A. Proposed zoning designation of property: R-3 General Residence District

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

Former home of the Terre Haute Boys and Girls Club, Inc. The original building, which sits on North Third Street was constructed in 1940 and is rate a Grade C by the Assessor's Office. A gymnasium was added on in 1991 and is Grade C by the Assessor's Office.

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):

The Boys and Girls Club, Inc. has vacated the property and moved its location to 924 North 13th Street, Terre Haute, Indiana 47807. The gymnasium is still being used for athletics, such as the current basketball program.

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

<u>Parcel Number</u>	<u>Land</u>	<u>Improvements</u>	<u>Total</u>
84-06-21-402-005.000-002	\$14,500.00	\$5,500.00	\$20,000.00
84-06-21-402-003.000-002	\$20,900.00	\$8,000.00	\$28,900.00
84-06-21-402-006.000-002	\$19,400.00	\$5,600.00	\$25,000.00
84-06-21-405-002.000-002	\$11,200.00	\$230,000.00	\$241,200.00
84-06-21-405.001.000-002	\$22,700.00	\$0.00	\$22,700.00
84-06-21-405-004.000-002	\$38,700.00	\$367,100.00	\$367,100.00
84-06-21-401-001.000-002	\$68,600.00	\$29,500.00	\$98,100.00

E. Describe any unique historical structure or aesthetic improvements:

There are no unique historical structures or aesthetic improvements on the real estate.

Proposed Improvements:

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

The proposed project is off-campus housing units for students, which is projected to open for the Fall Semester in 2017. The project would contain approximately 210 student housing units with a capacity for approximately 400 residents. The total constructions costs will be approximately \$17,500,000.00.

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

None.

C. List any public infrastructure improvements, with estimated costs, that will be necessary for the project:

There are no public infrastructure improvements and project costs for this project.

D. Project Start Date: June 2016

E. Project Competition Date: August 2017

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:

The Annex is a significant project for the continued development of the Central Business District Downtown and will be a catalyst for the revitalization and development of North Third Street. Downtown and Indiana State University are in need of high quality, market-rate residential developments to spur additional investment and enhance property values.

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:

Number of new employees: 2; Average Annual Salary: \$81,000.00

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

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

Medical, Dental and Vision Insurance; Life Insurance; Short-term and Long-term Disability.

C. *Please attached 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;

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.

ANNEX 41, LLC

By: Kyle Bach
Kyle Bach, Manager

Date: 2.24.16

Respectfully submitted:

WRIGHT, SHAGLEY & LOWERY, P.C.
500 Ohio Street
P. O. Box 8448
Terre Haute, IN 47808-8448
(812) 232-3388 - phone
(812) 232-8817 - fax

By: Richard J. Shagley
Richard J. Shagley, #257-84



**STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51787 (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:

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
3. To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.
4. A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
5. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

SECTION 1 TAXPAYER INFORMATION

Name of taxpayer Annex 41, LLC		
Address of taxpayer (number and street, city, state, and ZIP code) 6235 N. Gilford Ave., Ste. 200, Indianapolis, IN 46204		
Name of contact person Kyle Bach	Telephone number (317) 584-8442	E-mail address kyle@annexstudentliving.com

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body Common Council of the City of Terre Haute	Resolution number 3, 2016
Location of property 220-224 N. 3rd St. and 301 N. 2nd St., Terre Haute, IN 47808	County Vigo
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) The construction of off-campus housing units of approximately 210 unites and 400 beds for the students at Indiana State University.	DLGF taxing district number Harrison
	Estimated start date (month, day, year) June 15, 2016
	Estimated completion date (month, day, year) August 15, 2017

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

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
0.00	\$0.00	0.00	\$0.00	2.00	\$81,000.00

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values	██████████	645,700.00
Plus estimated values of proposed project	██████████	11,500,000.00
Less values of any property being replaced	██████████	645,700.00
Net estimated values upon completion of project	██████████	10,954,300.00

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (pounds) _____	Estimated hazardous waste converted (pounds) _____
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Other benefits

SECTION 6 TAXPAYER CERTIFICATION

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

Signature of authorized representative 	Date signed (month, day, year) 2/24/2016
Printed name of authorized representative Kyle Bach	Title Manager

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 _____ calendar years* (*see below*). The date this designation expires is _____.
- B. The type of deduction that is allowed in the designated area is limited to:
 1. Redevelopment or rehabilitation of real estate improvements Yes No
 2. Residentially distressed areas Yes No
- C. The amount of the deduction applicable is limited to \$ _____.
- D. Other limitations or conditions (*specify*) _____
- 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 (<i>signature and title of authorized member of designating body</i>)	Telephone number ()	Date signed (<i>month, day, year</i>)
Printed name of authorized member of designating body	Name of designating body	
Attested by (<i>signature and title of attester</i>)	Printed name of attester	

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

A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)

B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

**IC 6-1.1-12.1-17
 Abatement schedules**

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.

(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.