

FILED

AUG 31 2016

CITY CLERK

**AMENDED RESOLUTION NO. 14, 2016**

A Resolution of the Common Council of the City of Terre Haute, Indiana,  
Designating an Area(s) Within the City Commonly Identified as  
2420 5<sup>th</sup> Avenue, Terre Haute, Indiana; 1301 3<sup>rd</sup> Avenue, Terre Haute, Indiana;  
1305 3<sup>rd</sup> Avenue, Terre Haute, Indiana; 1309 3<sup>rd</sup> Avenue, Terre Haute, Indiana;  
2419 Buckeye Street, Terre Haute, Indiana; 2430 2<sup>nd</sup> Avenue, Terre Haute, Indiana  
902 S. 9<sup>th</sup> Street, Terre Haute, Indiana; 924 S. 9<sup>th</sup> Street, Terre Haute, Indiana;  
427 South 14<sup>th</sup> Street, Terre Haute, Indiana; 2136 Elm Street, Terre Haute, Indiana  
109 Gilbert Avenue, Terre Haute, Indiana; 423 S. 17<sup>th</sup> Street, Terre Haute, Indiana  
2109 Locust Street, Terre Haute, Indiana; 1429 Elm Street, Terre Haute, Indiana; and  
2131 Elm Street, Terre Haute, Indiana as an Economic Revitalization Area(s)  
for the Purpose of Ten (10) Year Real Property Tax Abatement

WHEREAS, a petition for ten (10) year real 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 as Economic Revitalization Area for purposes of real property tax abatement; and

WHEREAS, Low Income Housing Development Corporation of Terre Haute and the City of Terre Haute Department of Redevelopment, on behalf of Warren Village II, L.P. (a to be formed entity), the "Petitioners," have 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 description of the real property which more particularly described in Exhibit A, and commonly known as:

2420 5<sup>th</sup> Avenue, Terre Haute, Indiana  
1301 3<sup>rd</sup> Avenue, Terre Haute, Indiana  
1305 3<sup>rd</sup> Avenue, Terre Haute, Indiana  
1309 3<sup>rd</sup> Avenue, Terre Haute, Indiana  
2419 Buckeye Street, Terre Haute, Indiana  
2430 2<sup>nd</sup> Avenue, Terre Haute, Indiana  
902 S. 9<sup>th</sup> Street, Terre Haute, Indiana  
924 S. 9<sup>th</sup> Street, Terre Haute, Indiana  
427 South 14<sup>th</sup> Street, Terre Haute, Indiana  
2136 Elm Street, Terre Haute, Indiana  
109 Gilbert Avenue, Terre Haute, Indiana  
423 S. 17<sup>th</sup> Street, Terre Haute, Indiana  
2109 Locust Street, Terre Haute, Indiana  
1429 Elm Street, Terre Haute, Indiana  
2131 Elm Street, Terre Haute, Indiana

WHEREAS, Petitioners have represented that the project itself will created the equivalent of one (1) full time job with an annual payroll of \$25,000.00 as that the cost of the project will be \$5,220,000.00 for real property improvements.

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;

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 value of the redevelopment and rehabilitation and 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 efficiency and capabilities for providing low and moderate income residences to the community.

2. The Petitioner's estimate of the number of individuals who will be employed and retained, and the benefit thereby, can reasonably be expected to result from the project and the redevelopment and rehabilitation.

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 redevelopment and rehabilitation.

4. That the other benefits about which information has been requested can be expected to result from the project and the redevelopment and rehabilitation.

5. The totality of the benefits of the proposed redevelopment and rehabilitation can reasonably be expected to result from the project and are sufficient to justify a ten year real 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 (10) year real 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 Petitioners is entitled to the ten year real property tax abatement provided therein for the proposed redevelopment and rehabilitation.


7. That the project is a qualified for tax abatement as a residential project as defined by I.C. 6-1.1-12.1-3 (e) (11) (a).

8. 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.

Presented by:

  
Karram Nasser, Councilperson

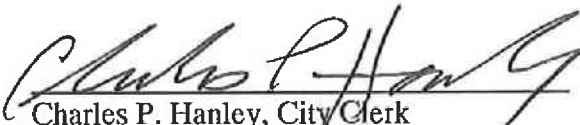
Passed in open Council this 8<sup>th</sup> day of September, 2016.

  
Todd Nation, President  
Common Council of Terre Haute, Indiana


ATTEST:

  
Charles P. Hanley, City Clerk

Presented by me to the Mayor this 9<sup>th</sup> day of September, 2016.

  
Charles P. Hanley, City Clerk

Approved by me this 9<sup>th</sup> day of SEPTEMBER, 2016.

  
Duke A. 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

FILED

AUG 26 2016

CITY CLERK

**RESOLUTION NO. 14, 2016**

A Resolution of the Common Council of the City of  
Terre Haute, Indiana, Designating an Area Within the City  
Commonly Identified as 2420 5<sup>th</sup> Avenue, Terre Haute, Indiana,  
as an Economic Revitalization Area  
for the Purpose of Ten (10) Year Real Property Tax Abatement

WHEREAS, a petition for ten (10) year real 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 as Economic Revitalization Area for purposes of real property tax abatement; and

WHEREAS, Low Income Housing Development Corporation of Terre Haute and the City of Terre Haute Department of Redevelopment, on behalf of Warren Village II, L.P. (a to be formed entity), the "Petitioners," have 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 description of the real property which more particularly described in Exhibit A, and commonly known as:

2420 5<sup>th</sup> Avenue, Terre Haute, Indiana  
1301 3<sup>rd</sup> Avenue, Terre Haute, Indiana  
1305 3<sup>rd</sup> Avenue, Terre Haute, Indiana  
1309 3<sup>rd</sup> Avenue, Terre Haute, Indiana  
2419 Buckeye Street, Terre Haute, Indiana  
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1429 Elm Street, Terre Haute, Indiana  
2131 Elm Street, Terre Haute, Indiana

WHEREAS, Petitioners has represented that the project itself will created the equivalent of one (1) full time job with an annual payroll of \$25,000.00 as that the cost of the project will be \$5,220,000.00 for real property improvements.

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;

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 value of the redevelopment and rehabilitation and 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 efficiency and capabilities for providing low and moderate income residences to the community.

2. The Petitioner's estimate of the number of individuals who will be employed and retained, and the benefit thereby, can reasonably be expected to result from the project and the redevelopment and rehabilitation.

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 redevelopment and rehabilitation.

4. That the other benefits about which information has been requested can be expected to result from the project and the redevelopment and rehabilitation.

5. The totality of the benefits of the proposed redevelopment and rehabilitation can reasonably be expected to result from the project and are sufficient to justify a ten year real 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 (10) year real 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 Petitioners is entitled to the ten year real property tax abatement provided therein for the proposed redevelopment and rehabilitation.

7. That the project is a qualified for tax abatement as a residential project as defined by I.C. 6-1.1-12.1-3 (e) (11) (a).

8. 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.

Presented by:

\_\_\_\_\_  
Karrum Nasser, Councilperson

Passed in open Council this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Todd Nation, President  
Common Council 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 this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Duke A. 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

**FINAL ACTION BY COMMON COUNCIL OF  
THE CITY OF TERRE HAUTE, INDIANA  
REGARDING RESOLUTION NO. 14, 2016  
(Real Property)**

WHEREAS, the Common Council of the City of Terre Haute adopted Resolution 14, 2016, on the 8<sup>th</sup> day of September, 2016, and pursuant to Indiana Law has published notice of the adoption and substance of said Resolution including a description of the affected area and notice that a description of the affected area is available for inspection in the office of the county assessor and further stating a date on which the Common Council 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 Statement of Benefits; 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, a Statement of Benefits on the forms prescribed by the Department of Local Government Finance and proper application for designation and has heard all appropriate evidence concerning the proposed project and has found and does find:

1. That the estimate of the cost of the redevelopment and rehabilitation of the project is reasonable for projects of that type.
2. That the estimate of individuals who will be employed or whose employment will be retained as a result of the redevelopment and rehabilitation of the project can reasonably be expected to result from the proposed project.
3. 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.
4. That the benefits can reasonably be expected to result from the proposed redevelopment and rehabilitation and the project.
5. That the totality of benefits is sufficient to justify the deduction.

6. That all qualifications for establishing an economic revitalization area have been met and the project will consist of multifamily housing units and single-family units and that the units will be available for use by low and moderate income individuals and persons with disabilities.

NOW, THEREFORE, for final action on Resolution No. 14, 2016, the Common Council of the City of Terre Haute, RESOLVES, FINDS AND DETERMINES:

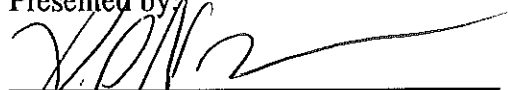
1. That all of the requirements for designation of the real estate described in Resolution No. 14, 2016, as an Economic Revitalization Area have been met, the foregoing findings are true and that all information required to be submitted has been submitted in proper form.

2. That Resolution No. 14, 2016, 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 ten year real 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 No. 14, 2016, is declared an economic revitalization area for the purposes of ten 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. and Petitioners is entitled to the ten year real property tax abatement as provided therein in connection with the proposed redevelopment and rehabilitation and the project.

3. That 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 No. 14, 2016, shall be incorporated in and be a part of Resolution No. 14, 2016.

Presented by:

  
\_\_\_\_\_  
Karim Nasser, Councilperson

Passed in open Council this 13<sup>th</sup> day of October, 2016.


  
\_\_\_\_\_  
Todd Nation, President  
Common Council of Terre Haute, Indiana

ATTEST:

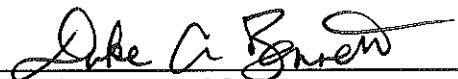
  
\_\_\_\_\_  
Charles P. Hanley, City Clerk



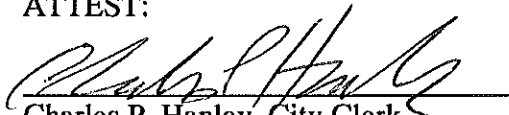
Presented by me to the Mayor this 14<sup>th</sup> day of October, 2016.

  
\_\_\_\_\_  
Charles P. Hanley, City Clerk

Approved by me this 14<sup>th</sup> day of OCTOBER, 2016.

  
\_\_\_\_\_  
Duke A. 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 owners of real Property located within the City of Terre Haute hereby petition 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 state the following:

1. Describe the proposed redevelopment or rehabilitation project, including information about physical improvements to be made, the amount of land to be used, the proposed use of the improvements and a general statement as to the importance of the project to your business:

The project proposes the rehabilitation of the vacant real estate and a deteriorating residence along with additional new construction on the Property located at 2420 5<sup>th</sup> Avenue, Terre Haute, Indiana to create a multifamily rental unit consisting of twenty-two (22) one-bedroom apartment units, laundry facilities, leasing office, community space and ancillary parking areas. The project is a multifamily residential facility that contains units available for use by low and moderate income individuals and persons with disabilities;

The project proposes the construction of sixteen (16) single-family homes to be constructed on scattered parcels in Terre Haute, Indiana as noted on Exhibit A. The sites are Blight Elimination Program sites plus one Brownfield site. Homes will be made available for lease and purchase.

The project is important to the Petitioners as a means to better serve the community's need for low and moderate income housing and housing for persons with disabilities. This will assist in the overall development of the surrounding area which is a priority target area of the Department of Redevelopment due to its high concentration of low-income families and individuals.

2. The redevelopment or rehabilitation project itself will create the equivalent of one (1) full time job with an annual payroll of \$25,000.00.

3. Estimate the dollar value of the redevelopment or rehabilitation project: \$5,200,000.00.

4. (a) The real property at 2420 5<sup>th</sup> Avenue, Terre Haute, Indiana for which tax abatement consideration is petitioned (Property) 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):

Low Income House Development Corporation of Terre Haute      100% Interest  
PO Box 3086  
2001 N. 19<sup>th</sup> Street  
Terre Haute, IN 47804-0086

(b) The real property located on Exhibit A is owned by:

City of Terre Haute Department of Redevelopment      100% Interest  
17 Harding Street  
Terre Haute, IN 47807

(c) The following other persons lease, intend to lease and/or have an option to buy the Property in 4(a), if applicable:

Low Income Housing Development Corporation of Terre Haute  
P.O. Box 3086  
2001 N. 19<sup>th</sup> Street  
Terre Haute, IN 47804-0086

A person(s) who leases a residence on the Property in 4(b) will have the option to purchase said residence and Property.

Warren Village II, L.P. is a to-be-formed entity that will acquire a 100% interest in the Property to develop the site.

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

The business occurring at the Property will be the operation of the twenty-two (22) multi-family rental units and sixteen (16) houses for the disabled as well as low and moderate income families.

5. The commonly known address of the Property in 4(a) is:

2420 5<sup>th</sup> Avenue, Terre Haute, Indiana 47803

a legal description of which is attached hereto, marked Exhibit A and incorporated herein.

The commonly known addresses of the Property in 4(b) are also attached hereto on Exhibit B and the descriptions of which are attached hereto marked Exhibit A and incorporated herein.

6. A map designating the Property is attached hereto, marked Exhibit C and incorporated herein.

7. The last assessment of the value of the improvements on the Property occurred in 2015 in the amount of \$574,200.00, which improvements have been or are being demolished as blighted areas.

8. The best estimate of the after-rehabilitation market value of the Property is \$5,200,000.00.

9. The best estimate of the amount of taxes to be abated during each of the first ten (10) years after rehabilitation is on Exhibit D.

10. 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.

11. 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:

- (a) IRS Section 42 Rental Housing Tax Credits—to be awarded by the Indiana Housing and Community Development Authority.
- (b) Federal Home Loan Bank, Indianapolis—Affordable Housing Program Grant.
- (c) IHEDA low-interest loan.

12. Describe how the Property has become undesirable for or impossible of normal development and occupancy because of lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings or other factors which have impaired values and prevent a normal development of the Property or Property use:

The properties are located in areas that are within the boundaries of the City of Terre Haute, Indiana, which areas have 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, and substandard buildings.

The 4(a) Property and a certain number of the 4(b) Property are located within the City of Terre Haute's Eastside Target area due to its high concentration of low-income families and individuals.

13. (a) The current use of the Property is undeveloped land and deteriorating residences, and the current zoning are:

2420 5<sup>th</sup> Avenue, Terre Haute, Indiana is R-3 General Residence District  
1301 3<sup>rd</sup> Avenue, Terre Haute, Indiana is R-2 Two Family Residential District  
1305 3<sup>rd</sup> Avenue, Terre Haute, Indiana is R-2 Two Family Residential District  
1309 3<sup>rd</sup> Avenue, Terre Haute, Indiana is R-2 Two Family Residential District

2419 Buckeye Street, Terre Haute, Indiana is R-1 Single-Family Residential District  
 2430 2<sup>nd</sup> Avenue, Terre Haute, Indiana is R-1 Single-Family Residential District  
 902 S. 9<sup>th</sup> Street, Terre Haute, Indiana is R-2 Two Family Residential District  
 924 S. 9<sup>th</sup> Street, Terre Haute, Indiana is R-2 Two Family Residential District  
 427 South 14<sup>th</sup> Street, Terre Haute, Indiana is R-2 Two Family Residential District  
 2136 Elm Street, Terre Haute, Indiana is R-1 Single-Family Residential District  
 109 Gilbert Avenue, Terre Haute, Indiana is R-3 General Residence District  
 117 Gilbert Avenue, Terre Haute, Indiana is R-3 General Residence District  
 423 S. 17<sup>th</sup> Street, Terre Haute, Indiana is R-2 Two Family Residential District  
 2109 Locust Street, Terre Haute, Indiana is R-1 Single-Family Residential District  
 1429 Elm Street, Terre Haute, Indiana is R-2 Two Family Residential District  
 2131 Elm Street, Terre Haute, Indiana is R-2 Two Family Residential District

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

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

Name: Richard J. Shagley  
 Address: 500 Ohio Street—PO Box 9849  
 City, State, Zip: Terre Haute, IN 47807  
 Telephone: (812) 232-3388

15. Please indicate the type of Economic Development Revitalization project involved in your request:

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

WHEREFORE, Petitioners 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 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.

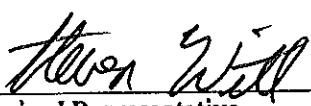
(Signature Page to Follow)

**LOW INCOME HOUSING DEVELOPMENT  
CORPORATION OF TERRE HAUTE**

BY:   
Jeff Stewart, Executive Director

DATE: 8-25-16

**CITY OF TERRE HAUTE DEPARTMENT  
OF REDEVELOPMENT**

BY:   
Authorized Representative

DATE: 8-26-16

**DO NOT USE THIS SPACE**

Resolution #	Target Area Required	
_____	Yes _____	No _____
Confirmed Ordinance # _____		
Date of Notice _____		
Final Action _____		
Target Area Ord. Effective _____		

## EXHIBIT A

### Legal Description

The following described real estate situated in Vigo County, Indiana, to wit:

Parcel I: Lots 111 and 112 in Patrick's Subdivision, as shown by recorded plat thereof, recorded June 6, 1872, in Plat Record 2, Page 6, records of the Recorder's Office of Vigo County, Indiana.

Parcel II: Lots 113 and 114 in Patrick's Subdivision, as shown by recorded plat thereof, recorded June 6, 1872, in Plat Record 2, Page 6, records of the Recorder's Office of Vigo County, Indiana.

Parcel III: Lot 115 Patrick's Subdivision, as shown by the recorded Plat thereof recorded June 6, 1872, in Plat Record 2, Page 6, records of the Recorder's Office of Vi go County, Indiana.

Parcel IV: Lots 116 and Lot 117 except 40' off the East side thereof, in Patrick's Subdivision, as shown by the recorded Plat recorded June 6, 1872, in Plat Record 2, Page 6, records of the Recorder's Office of Vigo County, Indiana.

Parcel V: 40' East side of Lot 117, in Patrick's Subdivision, as shown by the recorded Plat thereof recorded June 6, 1872, in Plat Record 2, Page 6, records of the Recorder's Office of Vigo County, Indiana.

Commonly known as 2420 5<sup>th</sup> Avenue, Terre Haute, Indiana 47803

AND

40 feet off the West side of Lot 11 in Block No. [2] in Tuell and Usher's subdivision of part of the Southeast Quarter of Section 15, Township 12 North, Range 9 West, in Terre Haute, Vigo County, Indiana.

Commonly known as 1301 3<sup>rd</sup> Avenue, Terre Haute, Indiana 47807

AND

20 feet off the East side of Lot 11 and 20 feet off the West side of Lot 12, in Block No. 2 in Tuell and Usher's subdivision of part of the Southeast Quarter of Section 15, Township 12 North, Range 9 West, in Terre Haute, Vigo County, Indiana.

Commonly known as 1305 3<sup>rd</sup> Avenue, Terre Haute, Indiana 47807

AND

40 feet off the East side of Lot 12, in Block No. 2 in Tuell and Usher's subdivision of part of the Southeast Quarter of section 15, Township 12 North, Range 9 West, in Terre Haute, Vigo County, Indiana.

Commonly known as 1309 3<sup>rd</sup> Avenue, Terre Haute, Indiana 47807.

AND

Lots Numbered 430 and 431 in Maple Avenue Place, a Subdivision of the North half of the Northwest Quarter of Section 14, Township Twelve (12) North, Range Nine (9) West, and of Lots 225 and 226 in Glass Park, a subdivision of the Southwest Quarter of the Northwest Quarter of said Section 14, an addition to the City of Terre Haute, Vigo County, Indiana.

Commonly known as 2419 Buckeye Street, Terre Haute, Indiana 47804.

AND

Lots 148 and 149 in Locust Street Subdivision of a part of the Southwest Quarter of Section 14, Township 12 North, Range 9 West, Vigo County, Indiana, as per recorded plat of the same Recorded in the Recorder's Office of Vigo County, Indiana in Plat Record 6A, Page 79.

Commonly known as 2430 2<sup>nd</sup> Avenue, Terre Haute, Indiana 47807.

AND

Lot Number Forty Five (45) in the Administrator of Charles Cruft's Estate Subdivision of lot number Fourteen (14) and the South Half of Lot Number Twelve (12) in Raymond's Subdivision of the North West quarter of Section 27, Township 12 North, Range 9 West in the City of Terre Haute, Indiana, as shown by the plat recorded September 19, 1883 in Plat Record 3 page 133, records of the recorder's office of Vigo County, Indiana.

Also

Two (2) feet and Four (4) inches off the North side of Lot Number Forty-six (46) and the South Half of Lot Number Twelve (12) in Raymond's Subdivision of the Northwest quarter of Section 27, Township 12 North, Range 9 West in the City of Terre Haute, Indiana, as shown by the plat recorded September 19, 1883 in Plat Record 3 page 133, records of the recorder's office of Vigo County, Indiana.

Commonly known as 902 S. 9<sup>th</sup> Street, Terre Haute, Indiana 47807.



AND

Lot Number Forty Nine (49) in the Subdivision of Lot 14 in the South Half (S ½) of Lot Number 12 in Raymond's Subdivision of the Northwest Quarter (NW ¼) of Section 27, Township 12 North, Range 9 West.

Commonly known as 924 S. 9<sup>th</sup> Street, Terre Haute, Indiana 47807.

AND

Lot Seven (7) in the William Paddock's Subdivision of 175 feet off the East side of Lot One (1) of Nathaniel Preston's Subdivision of the West Half of the Northeast Quarter (NE ¼) of Section 27, Township 12 North, Range 9 West.

Commonly known as 427 South 14<sup>th</sup> Street, Terre Haute, Indiana 47807.

AND

Lot Numbers thirty four (34) and thirty five (35) and thirty six (36) feet off of the West side of Lot No. Thirty three (33) in Peoples Addition to the City of Terre Haute, Indiana, as per recorded plat of the same recorded in Plat Record 2 page 1 of the Recorder's Office of Vigo County, Indiana.

Commonly known as 2136 Elm Street, Terre Haute, Indiana 47807.

AND

Lot number 10 in the Subdivision of a Lot of land in the 2<sup>nd</sup> survey of Gilbert Place, lying between 14<sup>th</sup> and 15<sup>th</sup> Street and between Ohio and Orchard Streets as the same appears upon the recorded plat thereof, recorded in plat record 2, page 74, records of the Recorder's office of Vigo County, Indiana.

Commonly known as 109 Gilbert Avenue, Terre Haute, Indiana 47807.

AND

Lot Number Eleven (11) and eight (8) feet off the North side of Lot Number Twelve (12) of the subdivision of a lot of land in Gilbert Place, in the City of Terre Haute Indiana, bounded on the West by Fourteenth Street, on the South by Ohio Street, on the East by Fifteenth Street, now Gilbert Avenue, and on the North by Orchard Street.

Commonly known as 117 Gilbert Avenue, Terre Haute, Indiana 47807.

AND

Lot Number 28 in James N. Shepherd's Subdivision of Lot 2 in Nathaniel Preston's Subdivision of the East half of the Northeast Quarter of Section 27, Township 12 North, Range 9 West.

Commonly known as 423 S. 17<sup>th</sup> Street, Terre Haute, Indiana 47807.

AND

Lot number Twenty Five (25) in Peoples addition to Terre Haute, as per recorded plat of the same, in Plat Record 2, Page 1 in the office of the recorder of Vigo County Indiana.

Commonly known as 2109 Locust Street, Terre Haute, Indiana 47807.

AND

Lot 27 in T.B. Johns Subdivision of Lot No. 16 in Chases Subdivision of 100 acres off the North end of the North East Quarter of Section 22, Township 12 North, Range 9 West.

Commonly known as 1439 Elm Street, Terre Haute, Indiana 47807.

AND

Lots 92 and 93 in People's Addition to Terre Haute as shown by the plat thereof recorded in Plat Record 2, Page 1, of the records in the Record's Office of Vigo County, Indiana.

Commonly known as 2131 Elm Street, Terre Haute, Indiana 47807.

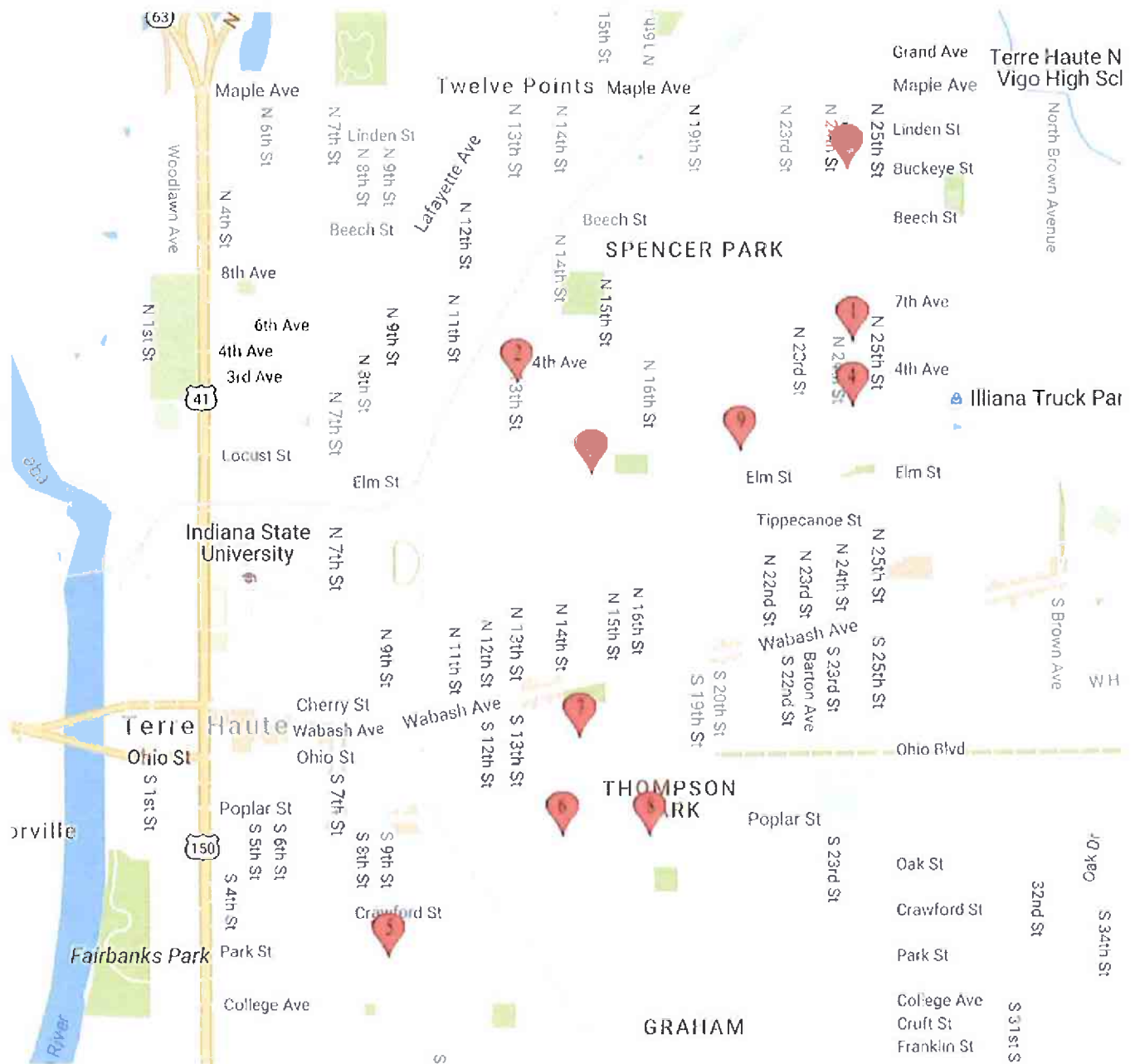
## **EXHIBIT B**

### **Description of Real Estate**

**All parcels located in Terre Haute, Indiana**

1. Parcel ID 84-06-15-453-001.000-002, located at 1301 3<sup>rd</sup> Avenue
2. Parcel ID 84-06-15-453-002.000-002, located at 1305 3<sup>rd</sup> Avenue
3. Parcel ID 84-06-15-453-003.000-002, located at 1309 3<sup>rd</sup> Avenue
4. Parcel ID 84-06-14-178-015.000-002, located at 2419 Buckeye Street
5. Parcel ID 84-06-14-381-021.000-002, located at 2430 2<sup>nd</sup> Avenue
6. Parcel ID 84-06-27-159-001.000-002, located at 902 S. 9<sup>th</sup> Street
7. Parcel ID 84-06-27-159-006.000-002, located at 924 S. 9<sup>th</sup> Street
8. Parcel ID 84-06-27-202-013.000-002, located at 427 S. 14<sup>th</sup> Street
9. Parcel ID 84-06-23-105-016.000-002, located at 2136 Elm Street
10. Parcel ID 84-06-22-453-014.000-002, located at 109 Gilbert Avenue
11. Parcel ID 84-06-22-453-015.000-002, located at 117 Gilbert Avenue
12. Parcel ID 84-06-27-227-023.000-002, located at 423 S. 17<sup>th</sup> Street
13. Parcel ID 84-06-23-105-002.000-002, located at 2109 Locust Street
14. Parcel ID 84-06-22-207-001.000-002, located at 1439 Elm Street
15. Parcel ID 84-06-23-106-010.000-002, located at 2131 Elm Street (a known designated Brownfield site)

EXHIBIT C



1. 2420 5th Avenue, Terre Haute, IN
2. 1301, 1305 & 1309 3rd Avenue, Terre Haute, IN
3. 2419 Buckeye Street, Terre Haute, IN
4. 2430 2nd Avenue, Terre Haute, IN
5. 902 & 924 S. 9th Street, Terre Haute, IN
6. 427 S. 14th Street, Terre Haute, IN
7. 2131 & 2136 Elm Street, Terre Haute, IN
8. 109 & 117 Gilbert Avenue, Terre Haute, IN
9. 2109 Locust Street, Terre Haute, IN
10. 1429 Elm Street, Terre Haute, IN



**EXHIBIT D**

**ESTIMATED ECONOMIC IMPACT OF PROPOSED DEVELOPMENT**

**WARREN VILLAGE II**

YEAR	EST TAXES PAID IF STANDARD HOMES ON SITES PLUS NONPROFIT OWNERSHIP OF AMVETS SITE *	ESTIMATED ABATED TAXES TO BE PAID IF DEVELOPED AS PROPOSED BY THE PHA	ESTIMATED ECONOMIC IMPACT TO CITY OF TERRE HAUTE
1	\$6,489	\$4,479	-\$2,010
2	\$6,684	\$5,454	-\$1,230
3	\$6,884	\$8,215	\$1,331
4	\$7,091	\$11,136	\$4,046
5	\$7,303	\$14,226	\$6,922
6	\$7,523	\$16,545	\$9,022
7	\$7,748	\$18,990	\$11,242
8	\$7,981	\$21,567	\$13,586
9	\$8,220	\$24,281	\$16,061
10	\$8,467	\$26,075	\$17,608
<b>TOTAL</b>	<b>\$74,389</b>	<b>\$150,967</b>	<b>\$76,578</b>

\* NOTE: 1% amount is overstated. It does not reflect any homestead or mortgage deductions, which would increase the economic impact of the proposed project.

## EXHIBIT D

Owner WARREN VILLAGE II, L.P.  
 Property Name WARREN VILLAGE II  
 Taxing Jurisdiction CITY OF TERRE HAUTE  
 # of Units 38

	Real Property	Land	Personal Property <i>(Estimated at \$950/unit)</i>
Current Assessed Value	<u>\$590,700</u>	<u>\$169,800</u>	
Estimated Value	<u>\$816,041</u>	<u>\$169,600</u>	<u>\$36,100</u>
Property Tax Rate	<u>4.2150%</u>	<u>4.2150%</u>	<u>4.2150%</u>
Property Tax Cap*	<u>2.0000%</u>	<u>2.0000%</u>	<u>3.0000%</u>
Subtotal	<b>\$16,321</b>	<b>\$3,396</b>	<b>\$1,083</b>
Total Annual Property Tax Liability	<b>\$20,800</b>		

**Tax Rate Calculation      2016**

Net Property Tax Rate	<u>4.2150%</u>
State Replacement Rate	<u>0.0000%</u>
Gross Property Tax Rate	<u>4.2150%</u>

**Estimated Value Calculation**

Projected Gross Income	<u>\$181,034</u>
Projected Expenses (exclusive of property taxes)	<u>\$126,653</u>
Projected Reserves	<u>\$0</u>
NOI	<u>\$54,381</u>
Capitalization Rate	<u>6.66%</u>
Value	<u>\$816,041</u>

\* NOTE: Residential improvements and personal property capped at 2%.  
 Parking lots and land outside of building footprints capped at 2%.

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

**Ownership Information**

Name	Address	Phone	Percentage Interest
Low Income Housing Development Corporation of Terre Haute	PO Box 3086 Terre Haute, IN 47804	(812) 232-1381	100%
Jeff Stewart, Executive Director	As above.	As above.	
City of Terre Haute Department of Redevelopment	17 Harding Avenue Terre Haute, IN 47807	(812) 232-0018	100%
Steve Witt, Executive Director	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:**

- 2420 5<sup>th</sup> Avenue, Terre Haute, Indiana 47803
- 1301 3<sup>rd</sup> Avenue, Terre Haute, Indiana 47807
- 1305 3<sup>rd</sup> Avenue, Terre Haute, Indiana 47807
- 1309 3<sup>rd</sup> Avenue, Terre Haute, Indiana 47807
- 2419 Buckeye Street, Terre Haute, Indiana 47804
- 2430 2<sup>nd</sup> Avenue, Terre Haute, Indiana 47807
- 902 S. 9<sup>th</sup> Street, Terre Haute, Indiana 47807
- 924 S. 9<sup>th</sup> Street, Terre Haute, Indiana 47807
- 427 South 14<sup>th</sup> Street, Terre Haute, Indiana 47807
- 2136 Elm Street, Terre Haute, Indiana 47807
- 109 Gilbert Avenue, Terre Haute, Indiana 47807
- 117 Gilbert Avenue, Terre Haute, Indiana 47807
- 423 S. 17<sup>th</sup> Street, Terre Haute, Indiana 47807
- 2109 Locust Street, Terre Haute, Indiana 47807
- 1429 Elm Street, Terre Haute, Indiana 47807
- 2131 Elm Street, Terre Haute, Indiana 47807

B. Parcel ID Number(s):

84-06-14-335-007.000-002; 84-06-14-335-008.000-002; 84-06-14-335-009.000-002;  
84-06-14-335-014.000-002; 84-06-14-335-015.000-002; 84-06-15-453-001.000-002;  
84-06-15-453-002.000-002; 84-06-15-453-003.000-002; 84-06-14-178-015.000-002;  
84-06-14-381-021.000-002; 84-06-27-159-001.000-002; 84-06-27-159-006.000-002;  
84-06-27-202-013.000-002; 84-06-23-105-016.000-002; 84-06-22-453-014.000-002;  
84-06-22-453-015.000-002; 84-06-27-227-023.000-002; 84-06-23-105-002.000-002;  
84-06-22-207-001.000-002; 84-06-23-106.010.000-002.

**Current Status of Property**

A. Zoning designation of property at:

2420 5<sup>th</sup> Avenue, Terre Haute, Indiana is R-3 General Residence District  
1301 3<sup>rd</sup> Avenue, Terre Haute, Indiana is R-2 Two Family Residential District  
1305 3<sup>rd</sup> Avenue, Terre Haute, Indiana is R-2 Two Family Residential District  
1309 3<sup>rd</sup> Avenue, Terre Haute, Indiana is R-2 Two Family Residential District  
2419 Buckeye Street, Terre Haute, Indiana is R-1 Single-Family Residential District  
2430 2<sup>nd</sup> Avenue, Terre Haute, Indiana is R-1 Single-Family Residential District  
902 S. 9<sup>th</sup> Street, Terre Haute, Indiana is R-2 Two Family Residential District  
924 S. 9<sup>th</sup> Street, Terre Haute, Indiana is R-2 Two Family Residential District  
427 South 14<sup>th</sup> Street, Terre Haute, Indiana is R-2 Two Family Residential District  
2136 Elm Street, Terre Haute, Indiana is R-1 Single-Family Residential District  
109 Gilbert Avenue, Terre Haute, Indiana is R-3 General Residence District  
117 Gilbert Avenue, Terre Haute, Indiana is R-3 General Residence District  
423 S. 17<sup>th</sup> Street, Terre Haute, Indiana is R-2 Two Family Residential District  
2109 Locust Street, Terre Haute, Indiana is R-1 Single-Family Residential District  
1429 Elm Street, Terre Haute, Indiana is R-2 Two Family Residential District  
2131 Elm Street, Terre Haute, Indiana is R-2 Two Family Residential District

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

The buildings are blighted and are or have been demolished.

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 property at 2420 5<sup>th</sup> Avenue, Terre Haute, Indiana is the former Amvets Post 222, but is now vacant real estate and a deteriorating residence. The remaining scattered parcels are Blight Elimination Program sites and one Brownsfield site.



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

<u>Parcel Number</u>	<u>Land</u>	<u>Improvements</u>	<u>Total</u>
84-06-14-335.007.000-002	\$10,200.00	\$0.00	\$10,200.00
84-06-14-335.008.000-002	\$15,700.00	\$56,200.00	\$71,900.00
84-06-14-335-009.000-002	\$10,600.00	\$0.00	\$10,600.00
84-06-14-335-014.000-002	\$6,700.00	\$0.00	\$6,700.00
84-06-14-335-015.000-002	\$4,600.00	\$0.00	\$4,600.00
84-06-15-453-001.000-002	\$6,100.00	\$45,700.00	\$51,800.00
84-06-15-453-002.000-002	\$4,600.00	\$40,900.00	\$45,500.00
84-06-15-453-003.000-002	\$4,600.00	\$40,900.00	\$45,000.00
84-06-14-178-015.000-002	\$8,300.00	\$56,900.00	\$65,200.00
84-06-24-381-021.000-002	\$9,400.00	\$20,600.00	\$48,800.00
84-06-27-159-001.000-002	\$5,100.00	\$0.00	\$5,100.00
84-06-27-159-006.000-002	\$6,500.00	\$47,300.00	\$53,800.00
84-06-27-202-013.000-002	\$6,400.00	\$28,000.00	\$34,400.00
84-06-23-105-016.000-002	\$9,400.00	\$37,600.00	\$47,000.00
84-06-22-453-014.000-002	\$14,800.00	\$33,400.00	\$48,200.00
84-06-22-453-015.000-002	\$14,800.00	\$35,900.00	\$50,700.00
84-06-27-227-023.000-002	\$7,000.00	\$38,500.00	\$45,500.00
84-06-23-105-002.000-002	\$7,400.00	\$30,800.00	\$38,200.00
84-06-22-207-001.000-002	\$6,700.00	\$61,500.00	\$68,200.00
84-06-23-106-010.000-002	\$7,600.00	\$0.00	\$7,600.00

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: \$5,200,000.00.

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

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

D. Project Start Date: October 1, 2017

E. Project Competition Date: December 1, 2018

## **ELIGIBILITY**

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

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

Number of new employees: 1; Average Annual Salary: \$25,000.00

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

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

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.

Respectfully submitted:

**LOW INCOME HOUSING DEVELOPMENT  
CORPORATION OF TERRE HAUTE**

**CITY OF TERRE HAUTE  
DEPARTMENT OF  
REDEVELOPMENT**

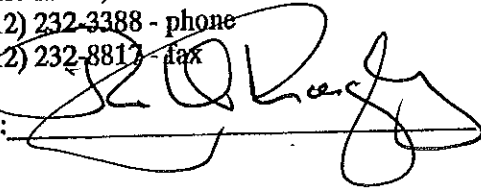
BY:   
Jeff Stewart, Executive Director

By:   
Authorized Representative

DATE: 8-25-16

DATE: 8-26-16

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: 

## EXHIBIT A

### Legal Description

The following described real estate situated in Vigo County, Indiana, to wit:

Parcel I: Lots 111 and 112 in Patrick's Subdivision, as shown by recorded plat thereof, recorded June 6, 1872, in Plat Record 2, Page 6, records of the Recorder's Office of Vigo County, Indiana.

Parcel II: Lots 113 and 114 in Patrick's Subdivision, as shown by recorded plat thereof, recorded June 6, 1872, in Plat Record 2, Page 6, records of the Recorder's Office of Vigo County, Indiana.

Parcel III: Lot 115 Patrick's Subdivision, as shown by the recorded Plat thereof recorded June 6, 1872, in Plat Record 2, Page 6, records of the Recorder's Office of Vi go County, Indiana.

Parcel IV: Lots 116 and Lot 117 except 40' off the East side thereof, in Patrick's Subdivision, as shown by the recorded Plat recorded June 6, 1872, in Plat Record 2, Page 6, records of the Recorder's Office of Vigo County, Indiana.

Parcel V: 40' East side of Lot 117, in Patrick's Subdivision, as shown by the recorded Plat thereof recorded June 6, 1872, in Plat Record 2, Page 6, records of the Recorder's Office of Vigo County, Indiana.

Commonly known as 2420 5<sup>th</sup> Avenue, Terre Haute, Indiana 47803

AND

40 feet off the West side of Lot 11 in Block No. [2] in Tuell and Usher's subdivision of part of the Southeast Quarter of Section 15, Township 12 North, Range 9 West, in Terre Haute, Vigo County, Indiana.

Commonly known as 1301 3<sup>rd</sup> Avenue, Terre Haute, Indiana 47807

AND

20 feet off the East side of Lot 11 and 20 feet off the West side of Lot 12, in Block No. 2 in Tuell and Usher's subdivision of part of the Southeast Quarter of Section 15, Township 12 North, Range 9 West, in Terre Haute, Vigo County, Indiana.

Commonly known as 1305 3<sup>rd</sup> Avenue, Terre Haute, Indiana 47807

AND

40 feet off the East side of Lot 12, in Block No. 2 in Tuell and Usher's subdivision of part of the Southeast Quarter of section 15, Township 12 North, Range 9 West, in Terre Haute, Vigo County, Indiana.

Commonly known as 1309 3<sup>rd</sup> Avenue, Terre Haute, Indiana 47807.

AND

Lots Numbered 430 and 431 in Maple Avenue Place, a Subdivision of the North half of the Northwest Quarter of Section 14, Township Twelve (12) North, Range Nine (9) West, and of Lots 225 and 226 in Glass Park, a subdivision of the Southwest Quarter of the Northwest Quarter of said Section 14, an addition to the City of Terre Haute, Vigo County, Indiana.

Commonly known as 2419 Buckeye Street, Terre Haute, Indiana 47804.

AND

Lots 148 and 149 in Locust Street Subdivision of a part of the Southwest Quarter of Section 14, Township 12 North, Range 9 West, Vigo County, Indiana, as per recorded plat of the same Recorded in the Recorder's Office of Vigo County, Indiana in Plat Record 6A, Page 79.

Commonly known as 2430 2<sup>nd</sup> Avenue, Terre Haute, Indiana 47807.

AND

Lot Number Forty Five (45) in the Administrator of Charles Cruft's Estate Subdivision of lot number Fourteen (14) and the South Half of Lot Number Twelve (12) in Raymond's Subdivision of the North West quarter of Section 27, Township 12 North, Range 9 West in the City of Terre Haute, Indiana, as shown by the plat recorded September 19, 1883 in Plat Record 3 page 133, records of the recorder's office of Vigo County, Indiana.

Also

Two (2) feet and Four (4) inches off the North side of Lot Number Forty-six (46) and the South Half of Lot Number Twelve (12) in Raymond's Subdivision of the Northwest quarter of Section 27, Township 12 North, Range 9 West in the City of Terre Haute, Indiana, as shown by the plat recorded September 19, 1883 in Plat Record 3 page 133, records of the recorder's office of Vigo County, Indiana.

Commonly known as 902 S. 9<sup>th</sup> Street, Terre Haute, Indiana 47807.

AND

Lot Number Forty Nine (49) in the Subdivision of Lot 14 in the South Half (S ½) of Lot Number 12 in Raymond's Subdivision of the Northwest Quarter (NW ¼) of Section 27, Township 12 North, Range 9 West.

Commonly known as 924 S. 9<sup>th</sup> Street, Terre Haute, Indiana 47807.

AND

Lot Seven (7) in the William Paddock's Subdivision of 175 feet off the East side of Lot One (1) of Nathaniel Preston's Subdivision of the West Half of the Northeast Quarter (NE ¼) of Section 27, Township 12 North, Range 9 West.

Commonly known as 427 South 14<sup>th</sup> Street, Terre Haute, Indiana 47807.

AND

Lot Numbers thirty four (34) and thirty five (35) and thirty six (36) feet off of the West side of Lot No. Thirty three (33) in Peoples Addition to the City of Terre Haute, Indiana, as per recorded plat of the same recorded in Plat Record 2 page 1 of the Recorder's Office of Vigo County, Indiana.

Commonly known as 2136 Elm Street, Terre Haute, Indiana 47807.

AND

Lot number 10 in the Subdivision of a Lot of land in the 2<sup>nd</sup> survey of Gilbert Place, lying between 14<sup>th</sup> and 15<sup>th</sup> Street and between Ohio and Orchard Streets as the same appears upon the recorded plat thereof, recorded in plat record 2, page 74, records of the Recorder's office of Vigo County, Indiana.

Commonly known as 109 Gilbert Avenue, Terre Haute, Indiana 47807.

AND

Lot Number Eleven (11) and eight (8) feet off the North side of Lot Number Twelve (12) of the subdivision of a lot of land in Gilbert Place, in the City of Terre Haute Indiana, bounded on the West by Fourteenth Street, on the South by Ohio Street, on the East by Fifteenth Street, now Gilbert Avenue, and on the North by Orchard Street.

Commonly known as 117 Gilbert Avenue, Terre Haute, Indiana 47807.

AND

Lot Number 28 in James N. Shepherd's Subdivision of Lot 2 in Nathaniel Preston's Subdivision of the East half of the Northeast Quarter of Section 27, Township 12 North, Range 9 West.

Commonly known as 423 S. 17<sup>th</sup> Street, Terre Haute, Indiana 47807.

AND

Lot number Twenty Five (25) in Peoples addition to Terre Haute, as per recorded plat of the same, in Plat Record 2, Page 1 in the office of the recorder of Vigo County Indiana.

Commonly known as 2109 Locust Street, Terre Haute, Indiana 47807.

AND

Lot 27 in T.B. Johns Subdivision of Lot No. 16 in Chases Subdivision of 100 acres off the North end of the North East Quarter of Section 22, Township 12 North, Range 9 West.

Commonly known as 1439 Elm Street, Terre Haute, Indiana 47807.

AND

Lots 92 and 93 in People's Addition to Terre Haute as shown by the plat thereof recorded in Plat Record 2, Page 1, of the records in the Record's Office of Vigo County, Indiana.

Commonly known as 2131 Elm Street, Terre Haute, Indiana 47807.

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

Company Name: Low Income Housing Development Corporation of Terre Haute  
Application Date: August 25, 2016

1. New Real Property Investment	5 points maximum	<u>5</u>
< \$500,000	1	
\$501,000 to \$1,000,000	2	
\$1,000,001 to \$2,000,000	3	
\$2,000,001 to \$3,000,000	4	
\$3,000,001 and up	5	
2. Anticipated New Full-Time Jobs Created Within 5 Years	5 points maximum	<u>3</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>N/A</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>5*</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>

\*Scores represent 1 full-time employee directly related to the Warren Village II apartment community as well as the retention of 26 construction-related jobs. (Using national averages of 1.16 jobs from each new multifamily rental unit per the National Association of Home Builders in 2008, and an average Vigo County construction wage of \$51,522 per the US Bureau of Economic Analysis in 2009).



9. Diverse Workforce

1 point if applicant maintains an affirmative action plan or other statement of specific goals with respect to employee diversity 1

Total Points

18

Scoring

Length of Real Property Abatement

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

Bonus Points

- |   |  |            |
|---|--|------------|
| 1. Common Construction Wage                           | Council may award one bonus point if company includes common construction wage requirement in its bid specs  | <u>N/A</u> |
| 2. Contractors Licensed To Do Business in Vigo County | Council may award one bonus point if a substantial percentage of the total fees for construction work associated with the project are paid to companies licensed to do business in Vigo County             | <u>1</u>   |
| 3. Materials and Supplies From Vigo County Vendors    | Council may award one bonus point if the applicant commits to purchase a substantial amount of materials and supplies for the construction work associated with the project from Vigo County-based vendors | <u>N/A</u> |
| 4. Existing Facility                                  | Council may award one bonus point for use, reuse, rehabilitation and/or expansion of an existing facility  | <u>N/A</u> |
| 5. Mentoring/Intern Program                           | Council may award one bonus point if applicant pledges to participate in a mentoring or intern program associated with a Vigo County educational institution   | <u>N/A</u> |

Total Bonus Points	<u>1</u>	
Grand Total Points	<u>20</u>	
Recommended Length of Real Property Abatement Per Guideline Scoring Criteria	<u>10</u>	Years



**STATEMENT OF BENEFITS  
REAL ESTATE IMPROVEMENTS**

State Form 51767 (R6 / 10-14)  
Prescribed by the Department of Local Government Finance

20__ PAY 20__
<b>FORM SB-1 / Real Property</b>
<b>PRIVACY NOTICE</b>
Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
- Residentially distressed area (IC 6-1.1-12.1-4.1)

**INSTRUCTIONS:**

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

SECTION 1 TAXPAYER INFORMATION		
Name of taxpayer Low Income House Development Corp. of Terre Haute/City of Terre Haute Dept. of Redevelopment on behalf of Warren Village II, L.P. (to be formed)		
Address of taxpayer (number and street, city, state, and ZIP code) PO Box 3086, Terre Haute, IN 47804		
Name of contact person Jeff Stewart	Telephone number ( 812 ) 232-1381	E-mail address jstewart@terrehautehousing.org

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT		
Name of designating body Common Council of the City of Terre Haute		Resolution number 14, 2016
Location of property 2420 6th Ave. Terre Haute, IN and parcels described on attached Exhibit A	County Vigo	DLGF taxing district number Harrison
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) The construction of a multi-family rental unit consistent of 22 one-bedroom apartments and 16 single-family homes on 16 sites on attached Exhibit A.		Estimated start date (month, day, year) October 1, 2017
		Estimated completion date (month, day, year) December 1, 2018

SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number 0.00	Salaries \$0.00	Number retained 0.00	Salaries \$0.00	Number additional 1.00	Salaries \$25,000.00

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT		
	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values		0.00
Plus estimated values of proposed project		818,041.00
Less values of any property being replaced		0.00
Net estimated values upon completion of project		818,041.00

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER	
Estimated solid waste converted (pounds) _____	Estimated hazardous waste converted (pounds) _____
Other benefits The Terre Haute Department of Redevelopment will be demolishing or has demolished all of the blighted real estate improvements on the 16 single-family sites.	

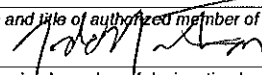
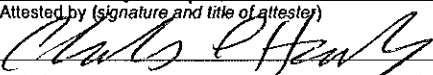
SECTION 6 TAXPAYER CERTIFICATION	
I hereby certify that the representations in this statement are true.	
Signature of authorized representative 	Date signed (month, day, year) 8-25-16
Printed name of authorized representative Jeff Stewart	Title Executive Director

**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 10 calendar years\* (see below). The date this designation expires is N/A.
- B. The type of deduction that is allowed in the designated area is limited to:  
 1. Redevelopment or rehabilitation of real estate improvements  Yes  No  
 2. Residentially distressed areas  Yes  No
- C. The amount of the deduction applicable is limited to \$ N/A.
- D. Other limitations or conditions (specify) N/A
- E. Number of years allowed:  Year 1  Year 2  Year 3  Year 4  Year 5 (\* see below)  
 Year 6  Year 7  Year 8  Year 9  Year 10
- F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?  
 Yes  No  
 If yes, attach a copy of the abatement schedule to this form.  
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (signature and title of authorized member of designating body) 	Telephone number <u>(812) 232-3375</u>	Date signed (month, day, year) <u>10-13-2016</u>
Printed name of authorized member of designating body <u>Todd Nation</u>	Name of designating body <u>Terre Haute City Council</u>	
Attested by (signature and title of attester) 	Printed name of attester <u>Charles P Hanley</u>	

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

- 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.

**EXHIBIT A**  
**to Form SB-1 Real Property**

Description of Real Estate

All parcels located in Terre Haute, Indiana

1. Parcel ID 84-06-15-453-001.000-002, located at 1301 3<sup>rd</sup> Avenue
2. Parcel ID 84-06-15-453-002.000-002, located at 1305 3<sup>rd</sup> Avenue
3. Parcel ID 84-06-15-453-003.000-002, located at 1309 3<sup>rd</sup> Avenue
4. Parcel ID 84-06-14-178-015.000-002, located at 2419 Buckeye Street
5. Parcel ID 84-06-14-381-021.000-002, located at 2430 2<sup>nd</sup> Avenue
6. Parcel ID 84-06-27-159-001.000-002, located at 902 S. 9<sup>th</sup> Street
7. Parcel ID 84-06-27-159-006.000-002, located at 924 S. 9<sup>th</sup> Street
8. Parcel ID 84-06-27-202-013.000-002, located at 427 S. 14<sup>th</sup> Street
9. Parcel ID 84-06-23-105-016.000-002, located at 2136 Elm Street
10. Parcel ID 84-06-22-453-014.000-002, located at 109 Gilbert Avenue
11. Parcel ID 84-06-22-453-015.000-002, located at 117 Gilbert Avenue
12. Parcel ID 84-06-27-227-023.000-002, located at 423 S. 17<sup>th</sup> Street
13. Parcel ID 84-06-23-105-002.000-002, located at 2109 Locust Street
14. Parcel ID 84-06-22-207-001.000-002, located at 1439 Elm Street
15. Parcel ID 84-06-23-106-010.000-002, located at 2131 Elm Street (a known designated Brownfield site)

**EXHIBIT E**

**ESTIMATED VALUE OF TAX ABATEMENT**

**WARREN VILLAGE II**

YEAR	ESTIMATED TAX LIABILITY OF IMPROVEMENTS	ESTIMATED TAX LIABILITY OF LAND	ESTIMATED TAX LIABILITY OF PERSONAL PROPERTY	ESTIMATED TOTAL TAX LIABILITY	ABATEMENT % OF TAX ON IMPROVEMENTS ONLY	ESTIMATED VALUE OF ABATEMENT	ESTIMATED TAXES TO BE PAID
1	\$16,321	\$3,396	\$1,083	\$20,800	100%	\$16,321	\$4,479
2	\$16,811	\$3,498	\$1,115	\$21,424	95%	\$15,970	\$5,454
3	\$17,315	\$3,603	\$1,149	\$22,067	80%	\$13,852	\$8,215
4	\$17,834	\$3,711	\$1,183	\$22,729	65%	\$11,592	\$11,136
5	\$18,369	\$3,822	\$1,219	\$23,411	50%	\$9,185	\$14,226
6	\$18,921	\$3,937	\$1,255	\$24,113	40%	\$7,568	\$16,545
7	\$19,488	\$4,055	\$1,293	\$24,836	30%	\$5,846	\$18,990
8	\$20,073	\$4,177	\$1,332	\$25,581	20%	\$4,015	\$21,567
9	\$20,675	\$4,302	\$1,372	\$26,349	10%	\$2,067	\$24,281
10	\$21,295	\$4,431	\$1,413	\$27,139	5%	\$1,064.76	\$26,075
<b>TOTAL</b>	<b>\$187,102</b>	<b>\$38,931</b>	<b>\$12,415</b>	<b>\$238,449</b>		<b>\$87,482</b>	<b>\$150,967</b>