



**COMPLIANCE WITH STATEMENT OF BENEFITS  
REAL ESTATE IMPROVEMENTS**

State Form 51766 (R3 / 2-13)  
Prescribed by the Department of Local Government Finance

**CONFIDENTIAL**

20 20 PAY 20 21  
FORM CF-1 / Real Property

**PRIVACY NOTICE**  
The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

**FILED**

MAY 26 2020

**CITY CLERK**

**INSTRUCTIONS:**

1. This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.
2. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
3. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
4. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15, or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.1(b))
5. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1 TAXPAYER INFORMATION			
Name of taxpayer <b>GATX CORPORATION</b>		County <b>VIGO</b>	
Address of taxpayer (number and street, city, state, and ZIP code) <b>233 S WACKER DRIVE, CHICAGO, IL 60606</b>		DLGF taxing district number <b>002</b>	
Name of contact person <b>WILLIAM L GANNON</b>		Telephone number <b>( 312 ) 621-6299</b>	
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY			
Name of designating body <b>CITY OF TERRE HAUTE COMMON COUNCIL</b>		Resolution number <b>2017-15</b>	Estimated start date (month, day, year) <b>10/15/17</b>
Location of property <b>4400 MAPLE AVENUE, TERRE HAUTE, IN 46704</b>		Actual start date (month, day, year) <b>11/1/2017</b>	
Description of real property improvements <b>NEW BUILDINGS, LOCKER ROOM, ON-SITE RAIL, INFRASTRUCTURE, AND EQUIPMENT</b>		Estimated completion date (month, day, year) <b>12/31/2020</b>	
		Actual completion date (month, day, year)	
SECTION 3 EMPLOYEES AND SALARIES			
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		78	32
Salaries		3,345,825.00	1,611,000.00
Number of employees retained		23	19
Salaries		1,004,640.00	1,050,000.00
Number of additional employees		55	13
Salaries		2,341,185.00	56,100.00
SECTION 4 COST AND VALUES			
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1		COST	ASSESSED VALUE
Values before project			900,000.00
Plus: Values of proposed project			
Less: Values of any property being replaced			
Net values upon completion of project			
ACTUAL		COST	ASSESSED VALUE
Values before project			900,000.00
Plus: Values of proposed project			
Less: Values of any property being replaced			
Net values upon completion of project			
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted			
Amount of hazardous waste converted			
Other benefits:			
SECTION 6 TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.			
Signature of authorized representative 		Title <b>Chief Tax Officer</b>	Date signed (month, day, year) <b>5/19/2020</b>

**OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1) THAT WAS APPROVED AFTER JUNE 30, 1991**

**INSTRUCTIONS:** (IC 6-1.1-12.1-5.1 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property) and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, then the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:

the property owner **IS** in substantial compliance

the property owner **IS NOT** in substantial compliance

other (specify) \_\_\_\_\_

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member 	Date signed (month, day, year) 6-11-2020
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Attested by: 	Designating body TEARE HAUTE CITY COUNCIL
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If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)

Time of hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of hearing (month, day, year)	Location of hearing
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**HEARING RESULTS (to be completed after the hearing)**

Approved
  Denied (see instruction 4 above)

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member	Date signed (month, day, year)
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Attested by:	Designating body
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**APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]**

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.



GATX Corporation  
233 South Wacker Dr., FL 51  
Chicago, IL 60606-7147

May 21, 2020  
Terre Haute City Council  
Attn: George Azar  
17 Harding Avenue  
Room 102, City Hall  
Terre Haute, IN 47802

**RE: GATX Corporation Annual Compliance  
Resolutions: 2017-14 and 2017-15**

Council Members,

Please find attached the following documents:

- GATX Corporation's initial compliance forms as required by the terms of our Agreement.
- A memo stating the status of the expansion project.

The Following provides an update of our progress on the project to date:

- 19 of the 23 positions that were existing at the time of the abatement have been retained.
- 13 new hires with an average annual salary of \$ [REDACTED]

If you have any questions regarding the forms, please do not hesitate to contact Bill Gannon at (312) 621-6299 or [william.gannon@gatx.com](mailto:william.gannon@gatx.com).

On behalf of GATX Corporation, I would like to thank you again for your assistance in working with us on the Agreements, and we are looking forward to a long and successful partnership with the City of Terre Haute.

Sincerely,  
DocuSigned by:

A handwritten signature in black ink, appearing to read "Jeffery Young".

55CC447E4DD14CD  
Jeffery Young

Senior Vice President and Chief Tax Officer



GATX Corporation  
233 S. Wacker Drive  
Chicago, IL 60606-7147

MEMO

Korey Lester  
*Director, Repair Centers & Customer Sites*

Tel: 313.820.3423  
Korey.Lester@gatx.com

DATE: May 18, 2020

TO: Terre Haute City Council

SUBJECT: GATX Terre Haute, Indiana  
Expansion Update

Terre Haute City Council Members,

As a result of the COVID-19 pandemic, we have experienced delays in the approval process for our proposed repair shop expansion. At this time, we do not have an estimate of when we will be sufficiently advanced in our efforts to present this project to our Board of Directors. We will advise the Council when we are able to provide more concrete guidance, which is dependent upon how rapidly the pandemic resolves itself and our business returns to normal.

Sincerely,

DocuSigned by:

A handwritten signature in black ink that reads "Korey Lester".

KOREY LESTER

Director, Repair Centers & Customer Sites.