

Edwards,Michelle

From: Tess Brooks <tebroo3@gmail.com>
Sent: Tuesday, February 1, 2022 6:29 PM
To: Bennett,Duke A; DeBaun,Curtis; Felling,Darrell; Azar, George; Nation,Todd; Boland,Tammy; Garrison,Neil; Edwards,Michelle; Crossen,Martha; Auler,Amy; Cheryl.Loudermilk@gmail.com; Elliott,Earl
Cc: denisebatton1@yahoo.com; teddybrewer812@gmail.com; tlm5@vigoschools.org; barrylturner720@yahoo.com; juwbaby22@yahoo.com; Mary Howard-Hamilton; Mary Howard-Hamilton; wimorris.attorney@gmail.com; Wendell Holman; Lenore G. Williams; pastorelaine.walters@gmail.com; hfgarrett47802@gmail.com; eoidahosa@yahoo.com
Subject: *Ext!* Inclusive Infrastructure Plan
Attachments: mayor update letter.pdf; Vigo County Economic Equity Initiative Master Plan (7 Dec 2021).pdf; LDC HCC Minority Infrastructure Plan.pdf; APPENDIX - Google Docs.pdf; HCC EXP 1 - Google Sheets.pdf; HCC EXP 2 - Google Sheets.pdf; HCC EXP 3 - Google Sheets.pdf; HCC EXP 4 - Google Sheets.pdf; HCC EXP 5 - Google Sheets.pdf; HCC EXP 6 - Google Sheets.pdf; HCC EXP 7 - Google Sheets.pdf; HCC EXP 8 - Google Sheets.pdf; HCC EXP 9 - Google Sheets.pdf; HCC EXP 10 - Google Sheets.pdf; HCC EXP 11 - Google Sheets.pdf; graber post.pdf; Your Shopping Cart – American Mortuary Coolers Powered by Funeral Source One Supply Company.pdf; technology room.pdf; SAM.gov Entity Workspace.pdf

****External Email - Think Before You Click****

- Helpdesk

Good evening everyone,

Enclosed are attachments in an email correspondence with a strategic plan for economic equity and inclusion. Please take the time to review the documents.

Thank you,

Tess Brooks Stephens



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APPENDIX

STRUCTURAL OUTLINES

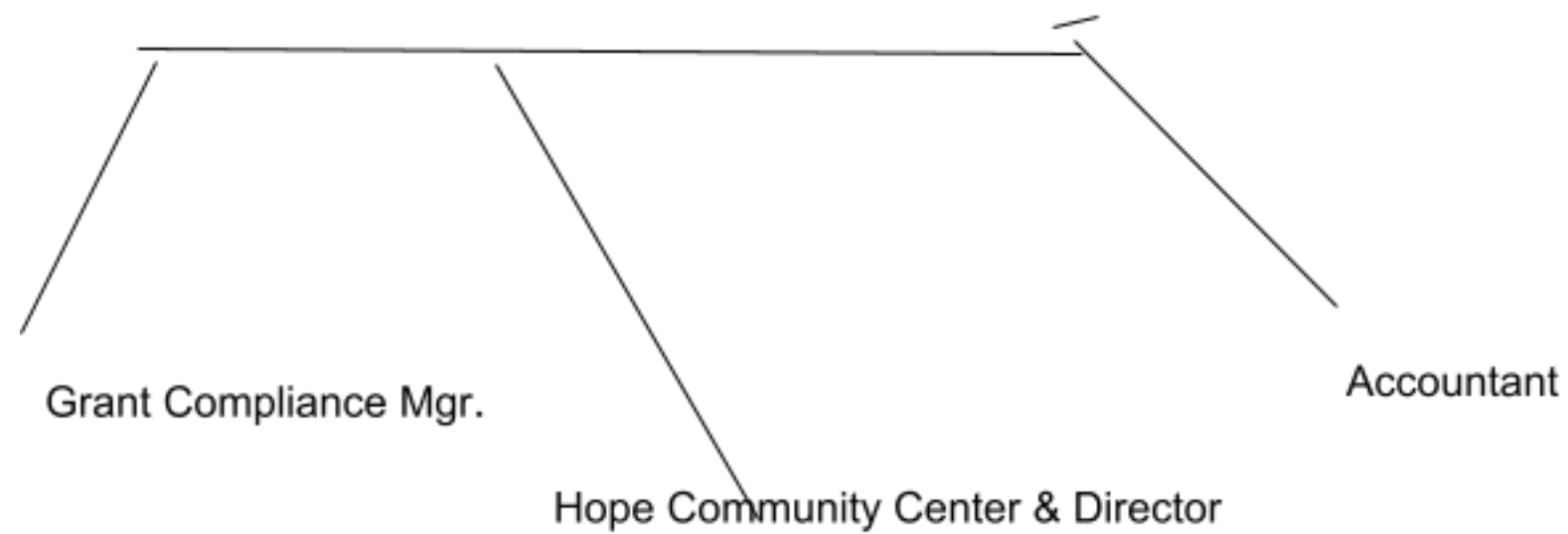
Venders:

APPENDIX

STRUCTURAL OUTLINES

LDC (Leviticus Development Corporation)

LDC EXECUTIVE BOARD





Graber Post Buildings
 7716 N 900 E
 Montgomery, In 47558

(812) 636-7355
 (800) 264-5013
 (812) 636-4936 - fax
 www.graberpost.com

PROPOSAL

Owner: Tess Stevens
 Address: 2004 N 21st Street
Terre Haute In 47804
 Project Address: _____

Date: January 19 2022
 Email: tbro03@gmail.com
 Cell Number: 317-908-6231
 Home Number: _____
 Fax Number: _____
 Ship to Address: _____

Specifications

Preliminary Estimate For Material And Labor
For 12,325 Sq Ft commercial complex
Includes State Permits & Drawings

Graber Post Buildings, Inc ("Graber") proposes to furnish material and labor to complete the Project in accordance with the Terms and Conditions of this Proposal, stated below and on the reverse side hereof, and the above Specifications (collectively referred to herein as the "Work") for the sum of:
One Million Eight Hundred Thousand ----- Dollars **\$1,800,000.00** ("Price")

Price shown is only good for acceptance by customer for 30 days from date of this Proposal. If work is not commenced within 180 days of execution of this Proposal by Owner, Graber may terminate this Proposal. If work is not commenced within this time and Graber elect to perform the Work, Owner shall pay to Graber all additional costs resulting from increases in the cost of materials in incidentals (i.e. fuel, etc.). Work shall be deemed to have commenced upon delivery of materials to site.
 State of Illinois Roofing Contractor Unlimited License # 104.015542 & 105.005642

Payment to of the Price shall be made as follows:
\$180,000.00 deposit with acceptance of Proposal
 25% of Contract Price Due Upon Commencement
 Balance Due Upon Completion
 Because of IRS regulations, cash payments in excess of \$5000.00 need to have prior arrangements made with your salesperson

Acceptance of Proposal - The Price, Specifications, Terms and Conditions contained in this Proposal are satisfactory and are here by accepted. You are authorized to perform the Work as specified. Payment will be made as outlined herein.

"Owner"

By: _____ (date)

Authorized Signature of Graber JRS

*Note: This Proposal shall be deemed withdrawn if not executed by the Owner within 30 Title

TERMS & CONDITIONS OF PROPOSAL (on reverse side):

Graber Post Buildings
7716 N 900 E
Montgomery, In 47558

(812) 636-7355
(800) 264-5019
(812) 636-4936 - fax
www.graberpost.com

1. By signing this Proposal, Owner agrees to all terms and conditions of Proposal ("Terms & Conditions") including the terms and conditions on the reverse side of the Proposal.
2. Owner agrees to pay for and obtain suitable access to Site including all required permits, easements, approvals, variances, licenses and other rights necessary to perform the Work.
3. Owner agrees to furnish a level Site suitable for the Work. This Proposal does not include any site work or excavation.
4. Owner is responsible for, and agrees to mark, all underground utilities. Graber shall not be responsible for any damage to underground utilities.
5. Owner shall pay to Graber all additional costs resulting from unexpected subsurface conditions including, but not limited to, rock or stone.
6. Any change to the Specifications stated above must be approved by Graber and Owner in writing and Owner agrees to pay Graber all additional costs arising out of such changes.
7. Payment terms are stated above and payment shall be due within [10 days] after date of Graber's invoice. Interest shall accrue on any amounts not paid when due at the rate of [2% per month 24% per annum compounding monthly] from the date of invoice until paid. Owner is responsible for and hereby agrees to pay all of Graber's costs and expenses, including reasonable attorney's fee, incurred to collect any and all delinquent payment(s). No deductions or set off shall be taken without prior written authorization from Graber.
8. Owner agrees not to occupy any part of structure without Graber's written consent until Graber receives payment in full, including any additional costs.
9. "Substantial Completion" shall be the date when the Work is sufficiently complete in accordance with this Proposal so that the Owner can occupy and utilize the improvements for their intended use and purpose. "Site" includes the real property upon which the Work is to be performed.
10. Unless otherwise provided in this Proposal, the price includes all applicable federal, state, and local taxes and all charges for freight to deliver the Work to the Site.
11. If the progress of the Work is delayed as a result of adverse weather conditions not reasonably anticipated, shortages of material or labor, delays in transportation, strikes, failure of the Owner to timely make decisions and selections as and when required during the course of the Work, casualty, changes in the Work, concealed or unusual conditions encountered on the Site and not reasonably anticipated, or any other causes or occurrences beyond Graber's reasonable control, the Price may be equitably adjusted as a result of such delay and/or interference.
12. The Owner represents and warrants that (i) the Owner is the sole owner of the Site in fee simple, (ii) the Site is not subject to any liens, encumbrances, covenants, restrictions, easements, leases, tenancies or limitations that would prevent, prohibit or interfere with performance of the Work; (iii) the Site is suitably zoned to permit performance of the Work without the necessity of any variances; (iv) the Site is free of any contamination, hazardous substances or other environmental defects, (v) there are no unusual soil, hydrologic or subsurface conditions on the Site; and (vi) the Owner has sole and exclusive possession of the Site. Upon Graber's request, the Owner, at its expense, shall promptly furnish to Graber a true copy of a current title insurance policy or commitment issued by a recognized title insurance company confirming all of the foregoing information regarding the Owner's ownership of the Site and Graber shall be entitled to rely on such information.
13. Before Graber is required to commence the Work hereunder, the Owner shall furnish to Graber reasonable evidence that satisfactory financial arrangements (e.g. bank credit, construction loan, etc.) have been made by the Owner to fulfill the Owner's financial obligations to Graber under this Proposal.
14. Graber shall have access to the Site as it deems necessary to perform the Work and Owner agrees not to interfere with this access or performance of the Work.
15. To the fullest extent permitted by applicable law, Owner shall indemnify and hold harmless Graber and its officers, directors, shareholders, partners, employees, agents and consultants from any and all claims, costs, losses, and demands or judgments for damages (including but not limited to attorney's fees) arising out of or relating to any act or omission of Owner regardless of whether or not such claim, cost, loss or damage is caused in part by any act or omission of an individual or entity indemnified hereunder.
16. If the Work is stopped or delayed, either in whole or in part, for a period of thirty (30) days under an order of any Court or other public authority having jurisdiction, or as a result of an act of government, or due to the fault or negligence of the Owner or as a result of an act or omission within Owner's control, or Owner fails to make payment when due, or Owner commits a material breach of any of its responsibilities or obligations under this Proposal, then Graber may terminate this Proposal and recover from Owner payment for all Work performed, for any costs with respect to materials, equipment, tools and construction equipment and machinery, and anticipated profit for all remaining portions of the Work not completed.
17. LIMITED WARRANTY - DISCLAIMER - LIMITATION OF LIABILITY - REMEDIES. Graber warrants that it will perform the Work in accordance with the Specifications. Owner's exclusive remedy and Graber's entire liability is to provide services to correct the deficiencies. If Graber is unable to correct the deficiencies, Owner's sole remedy is limited solely to the Price. Any action or litigation by the Owner against Graber for breach of express warranty or otherwise must be initiated within one (1) year of Substantial Completion. GRABER DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR PARTICULAR PURPOSE. GRABER MAKES NO WARRANTIES REGARDING ANY PORTION OF ANY MATERIAL, SUPPLIES OR PRODUCTS MANUFACTURED BY ANY THIRD PARTY. Any advice, assistance, recommendation or other statement made by Graber or its employees, agents or representatives, concerning the use of the products, material quality, structural adequacy for any intended project, or compliance with applicable building codes are furnished without charge and are intended only as suggestions and are not to be relied upon, nor are they to be construed as guarantees or warranties. IN NO EVENT SHALL GRABER BE LIABLE FOR ANY CONTINGENT OR CONSEQUENTIAL DAMAGES, LOST TIME, LOST PRODUCTION, LOST PROFITS, LOST INCOME OR ANY OTHER LOSS OR EXPENSE EXPERIENCED BY OWNER OR ANY PARTY IN A CONTRACTUAL RELATIONSHIP WITH OWNER, INCLUDING LOSS SUSTAINED AS A RESULT OF INJURY OR DAMAGE TO ANY PERSON OR PROPERTY.
18. ACKNOWLEDGEMENT, RELEASE AND INDEMNIFICATION REGARDING OPEN-FACED STRUCTURE. To the extent the Proposal is for the construction of an open-faced structure (a/k/a open-sided building), Owner acknowledges that an open-faced structure is particularly susceptible to damage due to acts of God and inclement weather including, but not limited to, floods, storms, tornados, high winds, hail or other weather related damage, that may result in damage to real or personal property, or injury or death of the Owner or to third persons. Owner agrees to release, indemnify, save and hold harmless Graber and its officers, directors, shareholders, partners, employees and agents from and against any and all claims, demands, liabilities, causes of action, suits, debts, rights of action, rights of indemnity, costs, fees, losses, judgments or damages, including reasonable attorney's fees, arising out of or relating to any damage to real or personal property, injury or death to Owner or third persons caused by acts of God or inclement weather regardless of whether or not any claims, demands, liabilities, causes of action, suits, debts, rights of action, rights of indemnity, costs, fees, losses, judgments or damages, including reasonable attorney's fees, is caused in part by any act or omission of an individual or entity indemnified hereunder. Owner's Initials:
19. This Proposal, once executed by both parties, binds and benefits the parties and their respective successors and assigns. Owner may not assign this Proposal without the prior written consent of Graber.
20. In the event any provision of this Proposal shall be held to be invalid, the same shall not affect in any respect whatsoever the validity of the remainder of this Proposal.
21. This Proposal shall be governed by and construed under the laws of the State of Indiana.
22. This Proposal represents the entire agreement between the Owner and Graber and supersedes all prior negotiations, representations or agreements. This Proposal may be amended only by written instrument signed by both the Owner and Graber.
23. Graber's maximum liability shall not in any case exceed the Price, and shall in no event include any damages arising out of loss of use, lost profits or any other consequential damages.
24. All claims for alleged defects in the Work shall be deemed waived unless made in writing delivered to Graber within thirty (30) days after Substantial Completion. Owner shall afford Graber prompt and reasonable opportunity to inspect all Work as to which any claim is made.
25. Any controversy or claim arising out of or relating to this Proposal or the Work, or the breach thereof, shall be settled by arbitration held in Daviess County, Indiana, in accordance with the Rules of the American Arbitration Association, and judgment upon any award thereon may be entered in any court having jurisdiction thereof.
26. This Proposal and the Work shall be governed by and shall be construed according with the laws of the State of Indiana without reference to choice of law principles.
27. This Proposal, once executed by the parties and subject to the Terms and Conditions stated herein, may not be changed or terminated orally, and no change, termination or waiver of any of its provisions shall be valid unless in writing and signed by the party against whom such claimed change, termination or waiver is sought to be enforced.
28. Any action or claim against Graber arising out of this Proposal or Work must be commenced within one year following Substantial Completion.
29. The officer executing the Proposal on behalf of Owner represents to Graber that he or she is duly authorized by Purchaser to do so.



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Hope Community Cer

1660 Spruce Street

Terre Haute, IN 47806

(317) 908-6231

Expense Report

01/01/2022- 01/01/2022

Non-Profit Organization

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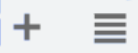


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Hope Community Center

1660 Spruce Street

Terre Haute, IN 47806

(317) 908-6231

Expense Report

01/01/2022- 01/01/2024

**Non-Profit
Organization**

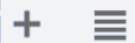
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Expense report ▾

Sheet2 ▾



Vigo County Economic Equity

V.C.E.E.I.I.

How to use this template

1. Get started by entering your starting balance below.
2. Then, fill out the 'Expenses' and 'Income' tabs.
3. Feel free to rename or delete categories in these tabs. Your changes will automatically be reflected on the 'Summary' tab, which shows an overview of your projected/actual spending.

Configure

Starting balance: **\$12,000,000**

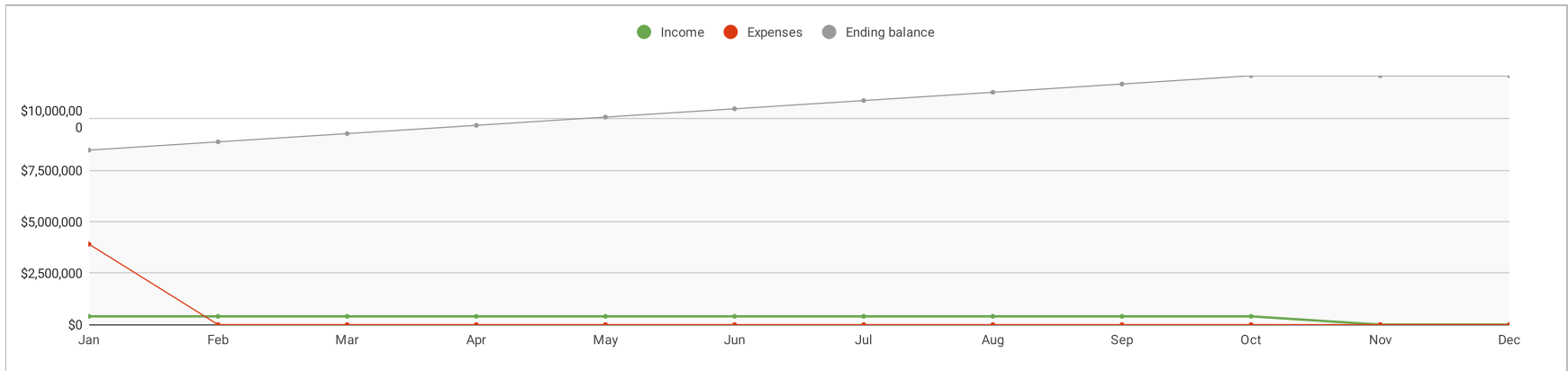
Income		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Nov	Dec	10YRS.	Average
Departments	YEARLY TOTALS "breakeven"	\$401,957	\$401,957	\$401,957	\$401,957	\$401,957	\$401,957	\$401,957	\$401,957	\$401,957	\$401,957	\$0	\$0	\$4,019,570	\$334,964
	HCC	\$74,000	\$74,000	\$74,000	\$74,000	\$74,000	\$74,000	\$74,000	\$74,000	\$74,000	\$74,000	\$0	\$0	\$740,000	\$61,667
	Myers Surgical Associates	\$62,000	\$62,000	\$62,000	\$62,000	\$62,000	\$62,000	\$62,000	\$62,000	\$62,000	\$62,000	\$0	\$0	\$620,000	\$51,667
	Phenrooks LLC	\$220,000	\$220,000	\$220,000	\$220,000	\$220,000	\$220,000	\$220,000	\$220,000	\$220,000	\$220,000	\$0	\$0	\$2,200,000	\$183,333
	Morgue	\$18,815	\$18,815	\$18,815	\$18,815	\$18,815	\$18,815	\$18,815	\$18,815	\$18,815	\$18,815	\$0	\$0	\$188,150	\$15,679
	Bodga	\$27,142	\$27,142	\$27,142	\$27,142	\$27,142	\$27,142	\$27,142	\$27,142	\$27,142	\$27,142	\$0	\$0	\$271,420	\$22,618
Departments	YEARLY TOTALS "breakeven"	\$298,860	\$298,860	\$298,860	\$298,860	\$298,860	\$298,860	\$298,860	\$298,860	\$298,860	\$298,860	\$0	\$0	\$2,988,600	\$249,050
	STIRR	\$42,716	\$42,716	\$42,716	\$42,716	\$42,716	\$42,716	\$42,716	\$42,716	\$42,716	\$42,716	\$0	\$0	\$427,160	\$35,597
	Black Gold	\$81,000	\$81,000	\$81,000	\$81,000	\$81,000	\$81,000	\$81,000	\$81,000	\$81,000	\$81,000	\$0	\$0	\$810,000	\$67,500
	C & C Imaging	\$5,337	\$5,337	\$5,337	\$5,337	\$5,337	\$5,337	\$5,337	\$5,337	\$5,337	\$5,337	\$0	\$0	\$53,370	\$4,448
	Davis-Ross BLK History Museum	\$123,391	\$123,391	\$123,391	\$123,391	\$123,391	\$123,391	\$123,391	\$123,391	\$123,391	\$123,391	\$0	\$0	\$1,233,910	\$102,826
	LDC	\$46,416	\$46,416	\$46,416	\$46,416	\$46,416	\$46,416	\$46,416	\$46,416	\$46,416	\$46,416	\$0	\$0	\$464,160	\$38,680

About this sheet

This sheet generates a summary of your spending based on data in the 'Expenses' and 'Income' tabs.
Make sure you've set a starting balance in the 'Configure' tab before beginning.

Note

Please don't edit this sheet.
It contains formulas and will update automatically.



Summary (12yr. Projections)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Average
Income	\$401,957	\$401,957	\$401,957	\$401,957	\$401,957	\$401,957	\$401,957	\$401,957	\$401,957	\$401,957	\$0	\$0	\$4,019,570	\$401,957
Expenses	\$3,915,665	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,915,665	\$3,915,665
Net savings [1]	-\$3,513,708	\$401,957	\$401,957	\$401,957	\$401,957	\$401,957	\$401,957	\$401,957	\$401,957	\$401,957	\$0	\$0	\$103,905	\$401,957
Ending balance [2]	\$8,486,292	\$8,888,249	\$9,290,206	\$9,692,163	\$10,094,120	\$10,496,077	\$10,898,034	\$11,299,991	\$11,701,948	\$12,103,905	\$12,103,905	\$12,103,905		\$10,596,566

Income

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Average
Departments	\$401,957	\$401,957	\$401,957	\$401,957	\$401,957	\$401,957	\$401,957	\$401,957	\$401,957	\$401,957	\$0	\$0	\$4,019,570	\$334,964

Expenses

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Average
Departments	\$3,915,665	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$326,305



[1] Total of Income - Expenses

[2] This total includes the 'Starting Balance' from the 'Setup' tab.

Mayor Duke Bennett
City Council Members & Executive Staff

17 Harding Ave
Terre Haute, IN 47807
(812)244-2303
mayor@terrehaute.in.gov

January 24th, 2022

Salutations

It is our distinct pleasure to continue our conversation about economic equity and inclusion for Terre Haute in conjunction with the 2024 plan. We do hereby confirm that various members of our group have participated in initiatives for the betterment of black & brown communities, some with success and others ongoing. Members of our group have worked diligently with Duke Bennett for years, even decades to resolve complex issues stunting economic growth for black and brown citizens of Terre Haute. Under the advice of Mayor Bennett we brought all stakeholders together for a unified movement forward. We are presenting our request directly to Mayor Duke Bennett as he is the Chief financial officer of the city, City Council as the legislative branch of the city, City Clerk as the recording secretary of the City, City Attorney as the legal representation of the City. We acknowledge our initial request for eight million dollars over thirty five years from HUB funds and now submit a modified request containing all pertinent information requested by Mayor Bennett from our September 2021 meeting. Enclosed are the continued elements necessary to complete our conversation for economic equity and inclusion, we have taken the time to outline the phases completed as we have participated in acknowledgement of Mayor Bennett throughout the years of community outreach and reform.

Initiation Phase

Tess Brooks Stephen made an appointment with Mayor Bennett to discuss a collaboration with the Mayoral office to promote positive change in the community(2014). Mayor Bennett suggested that Pastor Stephens get involved with the Ryes Neighborhood group and see what can be accomplished. Pastor Stephens got involved with the Reyes neighborhood project and started a community forum the fourth Monday in October annually. Forum attendees were as follows: Mayor Duke Bennett, then Chief John Plasse, Mel Burks, Richard Burger, Honorable Judge John Roach, George Azar, Jackie Lower, William Lockhart, Joseph Williams, Amos L. Stephens III, Tom Moore, Richard Payonk, Steve Witt, Neil Garrison, and various candidates running for local and state offices. The community forums were successful in educating the community. Some of the fruit are cracklebarrel sessions every spring, and the Black Legislative Caucus held two forums at HCC prior to the pandemic.

Phase Two: Level Installation

Fruits from the Reyes neighborhood meetings were: Partnership with Tom Moore of then Vectren Energy to meet with ReThink organizer Shika to plant the community garden. After the successful planting of the garden in the spring of 2015 our partnership extended to a position on the United Way of Terre Haute Board. Prior to our position on the United Way Pastor Tess participated in community conversations and was instrumental in cultivating the new direction known as project A.L.I.C.E. Board members of the United Way and effective community outreach via community garden allowed the birth of HCC. On national volunteer day the Parish house was selected for a community clean up project. Duke Energy participated as our community partners and ReThink was selected by Wabash Valley Foundation in partnership with us to renovate the house for a community center. ReThink relocated their office to HCC and remained there rent free for three years before relocating. During the three year period of the relationship with the HCC Pastor Tess met with Steve Witt, Dean Branson, and one other member of Terre Haute Redevelopment to acquire property for both garden expansion and housing stability. We had two meetings and the second Shika from ReThink was invited to attend as a result ReThink obtained three to four additional properties for expansion. HCC began to have cooking classes under the direction of Shika and Pastor Tess was able to obtain six lots of land from the County Commissioner for future expansion. Summer of 2016 we had a neighborhood block celebration for our third gardening season and impact on food insecurity. We implemented our first housing stability project to combat the 45% transit student population in Vigo County.

By fall of 2016 we had renovated a condemned house and negotiated a rent to own contract for a family of four. The family was able to move in successfully and now lives in Lafayette, IN doing well. In the Spring of 2019 we began Hope Marketplace to further assist families with a fresh start. We discovered a need for furniture, bedding, in addition to housing. We begin donating and selling wholesale items to assist with the need in the community. We gave away washers & dryers, sofas, tables, beds, dresser drawers, and much more. After success with HCC opening and Hope Market we were able to provide jobs to local entrepreneurs on both projects and identified a clearer resolution to community economic disparity issues.

Phase Three: Project level installation

2017 we continued with community forums and Hope Community Garden. ReThink elected to relocate into their own building and Pastor Tess offered the NAACP an opportunity to relocate into HCC. HOPE marketplace clientel started expanding and more needs were showing for community issues. It came to the attention of Pastor Tess that people suffering from addiction issues were also suffering from meental health issues. Pastor Tess invited Leah Allman from Ivy Tech to enroll community neighbors. HCC is a site location for community service and suggested to some adults completing community hours to return to school. A couple of students decided to give it a try and after completing community service they came back and enrolled in Ivy Tech during the push for sign up campaign held the spring of 2018. 2018 Pastor Tess ran for

City Council person of district three. The run for City Council revitalized the community and increased the number of community neighbors registered to vote.

Phase Four: Maintenance Phase

2019-2020 we maintained all operations but had no major movements. We did however see movement in the surrounding community. An increase in people of color participating in the election process. The City participated in a community march for police reform. Pastor Tess was able to compose a group of stakeholders from various different organizations to talk about police reform and systemic racism issues. The group consisted of representation from: Change of Terre Haute, Reform Movement, Sister's of Providence, NAACP, a few local Pastors. The group met with Mayor Bennett, Chief Shawn Keen, Prosecutor Robert Roberts, Sheriff Plasse, Public defender Gretchen Etling and one other attorney from the public defender's office. Fruits of the meetings were: Pastor Tess participated in body cam selection and body cam policy for local police. Mayor Bennett emphasized to Pastor Tess the need for a unified group to address the community issues black and brown people rather than the constant visits from various individuals commentary. Pastor Tess took Mayor Bennett's advice and formed the group requesting 12M in ARP funds for our final phase.

Conclusion:

We have submitted an itemized expense report and income projections, business plans for inaugural entrepreneurs, structural outlines, list of vendors, invoices, bio's, and business credentials for the handling and disseminations of funds requested by this committee. We are prepared to render quarterly reports in addition to annual reports for the next three years. By three years end we are prepared to operate independently with continued reporting to our non-profit board on both quarterly and annual basis. We strongly encourage your support as we move forward to heal the divide and mistrust plaguing Terre Haute for centuries.

Humbly Submitted,

Show Workspace For **Non-Federal Entities**

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Filter By

- Search by Keyword
- Entity
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1 of 1 Results per page: 25 Sort by: Expiration Date Ascending

Leviticus Development Corporation

DUNS Unique Entity ID: 080706178 Purpose of Registration: All Awards Entity Status: Active Expiration Date: Jul 20, 2022

SAM Unique Entity ID: D9AZR2KRHGJ4 Address: 518 N 19th St Terre Haute, IN 47807-2319 USA

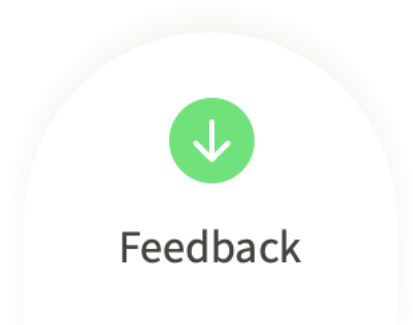
CAGE/NCAGE: 7VWT4

PHENROOKS LLC

DUNS Unique Entity ID: 080199721 Purpose of Registration: All Awards Entity Status: Active Expiration Date: Jul 26, 2022

SAM Unique Entity ID: LFNXLGRWDB65 Address: 1660 Spruce St Terre Haute, IN 47807-2341 USA

CAGE/NCAGE: 7LTR1



Our Website

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Technology Room

Large Classroom will need 25 tables with individual outlets @ \$400.00 per table

Twenty five (25) ergonomic computer desk chairs @ \$75.00 per chair

Two (2) 75" monitors @ \$4,000.00 each

One (1) 55" monitor @ \$1,500.00

One Smartboard with Interactive Display @ \$7,500.00

One (1) 41" Multimedia Podium @ \$2,000.00

One (1) Document Camera @ \$600.00

Four (4) streaming broadcast cameras @ \$2,000.00 each

Peripherals for equipment (cables, adapters, brackets, remote controls, desktop camera control monitor) \$8,500.00

One (1) Ergonomic Drafting Chair @ \$250.00

One (1) DELL Desktop Workstation Computer @ \$1,700.00

One (1) speaker podium for computer and equipment @ \$1,600.00

<https://versatables.com/edify-lectern/>

Total for one (1) smart room \$51,525

Part-Time Computer/Smart Room Technician (set up all equipment, test/check equipment, train teachers and staff, assist with classroom questions/issues) \$40,000 for 12 months

Grand Total that includes Technician \$91,525



VIGO COUNTY'S ECONOMIC EQUITY INCLUSION INITIATIVE

Leviticus Development Corporation



Non-Disclosure and Confidentiality Agreement

The undersigned ("Recipient") hereby agrees that all financial and other information ("Information") that it has and will receive concerning Leviticus Development Corporation is confidential and will not be disclosed to any individual or entity without prior written consent.

The Information shall remain the property of Leviticus Development Corporation and shall be returned to Leviticus Development Corporation promptly at its request together with all copies made thereof.

Recipient acknowledges that no remedy of law may be adequate to compensate Leviticus Development Corporation for a violation of this Agreement and Recipient hereby agrees that in addition to any legal or other rights that may be available in the event of a breach hereunder, Leviticus Development Corporation may seek equitable relief to enforce this Agreement in any Court of competent jurisdiction.

Date

Signature

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1. Executive Summary

1.1 *Background and Purpose*

The Vigo County Economic Equity Inclusion Initiative is to promote inclusion and economic equity development within Terre Haute and its surrounding areas in Vigo County for people of color. These individuals require access to various services to contribute to their overall well-being, which contributes to the economic development of Vigo County. By providing the pertinent services as well as opening the door of opportunity for these individuals to develop economic independence, it will greatly benefit Terre Haute, Vigo County, and surrounding areas.

This Initiative focuses on providing individuals with the right tools to better their lives, their families, and their communities through diversity inclusion and economic development and growth. The Initiative will look at multiple ways to by improving accessibility to affordable housing, accessibility to quality healthcare services,

The plan is to repurpose the Spruce Street Church to become the Hope Community Center, which will function as an administrative building to oversee the Initiative and become the epicenter of economic development for people of color. This Initiative proposes the construction of a new building to house the inaugural entrepreneurs' businesses

2. *Mission and Vision Statement*

The mission is to produce opportunities for growth, employment and economic development one investment at a time.

The vision is to improve the lives of people of color through inclusion and economic development & independence while improving diversity within Vigo County

The key to fulfilling an infrastructure improvement is collaboration from community partners and entrepreneurs to create economic equity for people of color. For instance, historically, Black communities thrive when Black businesses flourish. Black owned business in Indiana grew to approximately 5405% of which 22,542 business are owned by minority women of poor. Black owned businesses generated 22% of the annual revenue produced in Indiana.

2. Company Background

2.1 *Business Description*

Leviticus Development Corporation, an 501 (3) (c) non-profit organization, operates in partnership with the African Methodist Episcopal Church (AMEC). The A.M.E.C. has

granted Pastor Tess Brooks Stephens, by vote of the Indiana Conference, to repurpose Spruce Street AME Church into the Hope Community Center. Leviticus Development Corporation will have executive oversight of the Initiative, which includes empowering a committee to oversee the election of participants and funding delegation, hiring the director of Hope Community Center, Grant compliance staff, and any additional staff that may be needed.

LDC has identified inaugural entrepreneurial partners with business plans that address areas of need to improve Black Infrastructure, these partners will receive the initial sub awards to insure success. Black Gold, an affordable housing development company; CMC Image Consultant, a company providing barber & cosmetology services among other image services to help the person prep for job interviews; Myers Surgical Associates, LLC a medical practice to improve accessibility to needed healthcare services, STIRR educational services for youth & adults, Davis & Ross Preservation Project and Phenrooks Logistics the real estate development partner for inaugural entrepreneurs.

2.3 Ownership

The Indiana Conference of the A.M.E.C. owns Hope Community Center (the administration building and land affiliated).

3. Services

The Vigo County's Economic Equity Inclusion Initiative is to promote diversity, inclusion and economic development for people of color

HCC is the administrative building for supportive services such as: business meetings, office space, workshops, Hope Market , home office for executive board.

3.1 Services Overview

All participants in funding opportunities must be members of HCC and participate in training workshops. All participants utilizing office space must be members of HCC.

3.2 Competitive Analysis

Several organizations offer similar services such as: SBA, Chamber of Commerce, and LAUNCH of Terre Haute.

3.3 Suppliers and Inventory

See itemize expense sheet

3. Management Team

The management team for the Initiative will consist of the Leviticus Development Corporation's Board of Directors and appointed employees. The Board of Directors (BoD) will serve as the Executive Leadership overseeing the Initiative where an appointed director

and additional staff will handle the daily activities and tasks. The BoD will assign a Committee to approve the applicants/grantees to ensure the proper services are being provided, meeting expectations, and ensure fiduciary sustainability of the Initiative.

Hope Community Center is a minority owned and operated business center designed to improve the lives of people of color through inclusion, economic development, and lifestyle improvements. Hope Community Center operation will serve as the Administrative building of the Initiative as well as become a community business center for related activities.

4. *Service Offerings*

Hope Community Center will provide the following services: business entrepreneurial training, business office space for members, business workshops, business sub award dissemination, educational services for certifications and tutoring. Hope Community Center has identified community partners and inaugural entrepreneurs for sub awards serving areas of need in the Black Community.

Community partners such as the local Small Business Administration (SBA) office, Indiana State University (ISU), and other local organizations will assist with workshops for Hope Community Center members and ensure the success of the Initiative.

Inaugural entrepreneurs are: Black Gold, an affordable housing development company; C&C Image Consultant, a company providing barber & cosmetology services among other image services assisting with self make overs; Myers Surgical Associates, LLC a medical practice to improve accessibility to needed healthcare services; Davis-Ross Preservation Project, STIRR Services, and Phenrooks LLC, a logistics company providing real estate development. The Initiative will use the initial entrepreneurs to spearhead inclusion and economic equity for people of color as well as set the pathway for future entrepreneurs

5. *Target Population*

4. The populations(s) of interest are people of color and those who need assistance in improving their living conditions through services being provided via the Initiative.

4.6. *Competitive and Market Analysis*

Due to the nature of this Initiative, there are not any direct competitors in the market focused on inclusion, equity, and economic development for people of color in Vigo County.

4.7. *Financial Summary and Forecast/Projection*

Leviticus Development Corporation is requesting 12M in ARP funding for programs, operation, and renovations to Hope Community Center. Expected returns on investment is 13.5M to maintain longevity.

4.8. *Financial Requirements*

Leviticus Development Corporation humbly request 12M from ARP funding to support Black Infrastructure improvement plan

5. The Industry, Competition and Market

Due to the nature of this Initiative, there are not any direct competitors in the market focused on inclusion, economic equity development for people of color in Vigo County.

6. Marketing Plan

Because of the nature of the Initiative, the marketing strategy will focus on educating the community of the Initiative's mission and vision of diversity, inclusion, and economic development for people of color as well as identifying potential benefactors for donations. The marketing strategy will use a grassroots approach because it gives the community to ask questions, meet the entrepreneurs, and 'feel' the mission and vision.

Promotion will be simple yet effective through education; knowledge is power and the initiative is about empowering the community to move forward.

Key Milestones to be considered in Marketing Strategy

- Present to Chamber of Commerce
- Presented as part of Terre Haute Economic Development
- Grand Opening
 - Soft opening
 - Hard opening (Ribbon Cutting)

7. Operating Plan

The Leviticus Development Corporation (LDC) has executive responsibility for this Initiative, which includes oversight of the committee selection of applications and the hiring and training of the Director, Grant Compliance Manager, and any additional staff needed.

7.1 Location

1660 Spruce Street Terre Haute, In 47806

7.2 Facility

The new building to be constructed to support the Initiative is as follows:

- **13.5k square feet @ \$135 per square foot equates to \$1.83M**
- **Estimate approx. \$25k in taxes and insurances**
- **Estimate approx. \$350k of financing fees (3.5%)**
- **Totalling \$2.2M**

To pay off the loan in 15 years, as well as utilities, with minimal return of investment (ROI), we estimate a yearly cost of \$147k. To cover the expenses, LDC will need to collect \$12,223 per month from the businesses, which equates to \$3,056/month in space rental fees with a minimum of five leasing spaces.

7.3 Operating Equipment

See attachments

7.4 Suppliers and Vendors

see attachments

7.5 Personnel Plan

TBD

7.6 General Operations

The Hope Center will be open five days a week and Hope Market on Saturdays.

8. Management, Organization and Ownership

LDC is the administrative organization, the director of HCC is the managing body, and HCC is owned by the Indiana Annual Conference of the A.M.E.C.

8.1 Management/Principles

This business's plan model is based on eleven out of fourteen of Fayol's principles of management. 1) Division of Work 2) Authority 3) Discipline 4) Unity of Command 5) Unity of Direction 6) Subordination of individual interest to the General interest 7) Remuneration 8) Centralization 9) Order 10) Stability of tenure of personal 11) Esprit de Corps

8.2 Organizational Structure

see appendix

8.3 Professional Consultants

8.4 Ownership and Boards

N/A

9. Goals and Strategies

The initiative aspires to transform the lives of participants and employees to healthier living practices and a better quality of life.

9.1 Business Goals

The mission is to produce opportunities for growth, employment and economic development one investment at a time.

The vision is to improve the lives of people of color through inclusion and economic development & independence while improving inclusion within Vigo County

9.2 Keys to Success

The key to the success of the Initiative depends on the community. The community's support of the Initiative; the community's education on the diversity, inclusion and economic development; the support by the local government officials and entities; and diverse funding streams (i.e. donations, grants, etc).

1. Appendix

This section contains the following reports and supporting documentation:

- ***Income Projection***
- ***Expense Projection***
- ***Profit & Loss***
- ***Balance Sheet***
- ***Cash Plan***
- ***Ratio Analysis***

Shopping Cart

	Heavy-Duty Church Truck - Black	3	\$1,287.00	
	Aluminum Body Scoop	4	\$1,196.00	
	Ultra Premium Mortuary Cot Cover Fully Lined with Embroidery Included Navy Blue / Black / White	4	\$876.00	
	Oversized Mortuary Cot Pouch with Dual Zippers Onyx Black	3	\$927.00	
	Mortuary Stainless Storage Tray 30"	12	\$7,188.00	
	Heavy-Duty Manual Hydraulic Crematory Scissor Lift	2	\$11,158.00	
	Folding Dressing Table 10-Pack Add Lift-Gate Service	1	\$7,675.00	
	Two Oversized Hydraulic Embalming Table - 35 Inch	1	\$6,209.00	
	HD 1000 MAX Multi-Directional Top Scissor Lift Add Scale	2	\$12,598.00	
	4 Body Oversized Mortuary Cooler with Interior Rolling Rack Model# 4BX Door Hinge Location: No Preference Compressor : Upsize Compressor Add Locking Door Handle: ✓ Add Swivel Castors: ✓ Add Factory Assembly: ✓ Note: I agree to provide a forklift for offloading. I understand that I will receive 24 hours advance notice from carrier to arrange forklift. (click to agree): ✓ Terms of Service: I am aware that provided shipping dates are per our current lead time and are subject to change. I am also aware that due to volatility of raw material costs, prices may change at any time, and American Mortuary Coolers will notify me prior to shipping of any price change.	2	\$19,216.00	
	20' x 20' Walk-In Cooler AMC Model #2020 Free Church Truck: Black Door Location : Centered Door Hinge Location: No Preference Add Mortuary Lift System: Add HD 1000 Lift System (With Scale) Add Mortuary Racks: 4-Tier Side Load Add Storage Boards: HD Mortuary Plastic Storage Boards (6-Pack), Mortuary Stainless Storage Trays 23" Terms of Service: I am aware that provided shipping dates are per our current lead time and are subject to change. I am also aware that due to volatility of raw material costs, prices may change at any time, and American Mortuary Coolers will notify me prior to shipping of any price change.	1	\$27,933.00	

Subtotal **\$96,263.00 + \$12,051.00 of extras**

Taxes and shipping are calculated at checkout.

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Northeast Region
Rocky Mountain Region
Southeast Region
Southwest Region
Pacific Region

