

FILED

JUN 12 2025

S.O. 18, 2025

June 12, 2025

Rezoning Property at 501 and 601 S. Fruitridge

CITY CLERK

1. Last week, my presentation included comments concerning:
 - Terre Haute's old housing stock
 - The \$5M of ARPA Funds the city and county councils granted to Thrive to administer their "Homes for the Future" program under the direction of Ryan Keller. This program grants funds to developers for eligible infrastructure costs for residential housing of all types. The goal is 6,000 new front doors by the end of 2030.
 - Ryan's comment to me that a community needs housing options of all types at various price points so prospective buyer needs are met. This includes single-family homes, townhomes, condominiums and apartments.
 - My personal history of travelling Ohio Blvd six or seven days a week since 1977. Ohio Blvd is probably the safest major thoroughfare in the city.
2. The distance from the most eastern apartment building on Ohio Blvd to Deming Park:
 - The setback from the building to the west edge of Fruitridge is 167 feet.
 - Fruitridge is 22 feet wide
 - The distance from east edge Fruitridge to the railroad track in the park is 92 feet.
 - The railroad track is 21 feet wide.
 - Add another 30 feet east of the railroad track and you get a total of 332 feet.
3. There is very little activity on the west side of the park north of the entrance road and exit road because there are only five parking spots on the exit road and there are no improvements on the west side of the park. Very few park patrons will have a view of the apartment complex while in the park.
4. Concerning apartments and tenants, let me share the top five reasons people rent according to Thompson Thrift.
 - A. See attachment
 - B. See attachment
 - C. See attachment

D. See attachment

E. See attachment

5. To determine the availability of apartments in our market I gathered data from seven apartment complexes on the east and south sides of the city on Friday, June 6, 2025. These complexes total 1,793 apartments and only 10 were available for rent. That is an amazing 99.4% occupancy rate compared to an industry standard of 95% that is considered to be very strong. The logical conclusion is Terre Haute needs more apartments.
6. The Entek Plant in the county industrial park is under construction. It will lead to 650 high-paying jobs in less than two years. Where will some of these employees find nice residences? (see attached newspaper article)
7. Why shouldn't other residents of Terre Haute and new residents moving to Terre Haute have the opportunity to move into their dream home or apartment on the city's east side?

In closing:

8. Is this development positive for the greater good of the City as a whole?
9. What message will Council be sending by your vote? Is the City of Terre Haute open for growth and development or not? Many developers, prospective developers and potential future employers will quickly learn of your decision.

Top 5 Reasons to Rent an Apartment

1. Flexibility and Mobility

Renting provides the freedom to move without the long-term commitment of homeownership. Ideal for young professionals, students, or those testing out a new city.

2. Lower Upfront Costs

Renting usually requires just a security deposit and a few months' rent, avoiding the high down payments and closing costs associated with buying a home.

3. Minimal Maintenance Responsibilities

Landlords typically handle repairs and upkeep, making this an attractive option for those who prefer convenience.

4. Access to Amenities

Many apartment communities offer amenities like fitness centers, pools, co-working spaces, and security features included in the rent.

5. Financial Predictability and Short-Term Savings

Renters avoid property taxes, HOA fees, and other costs, making budgeting easier and offering short-term savings.

Terre Haute & Vigo County

6/6/2025

Apartment Occupancy Poll

	<u># of Units</u>	<u># of Vacant Units on 6/6/25</u>	<u>Occupancy %</u>
#1	500	7	
#2	448	-	
#3	296	-	
#4	250	-	
#5	154	1	
#6	93	1	
#7	<u>52</u>	<u>1</u>	
Total	<u>1793</u>	<u>10</u>	<u>99.4%</u>

Comments

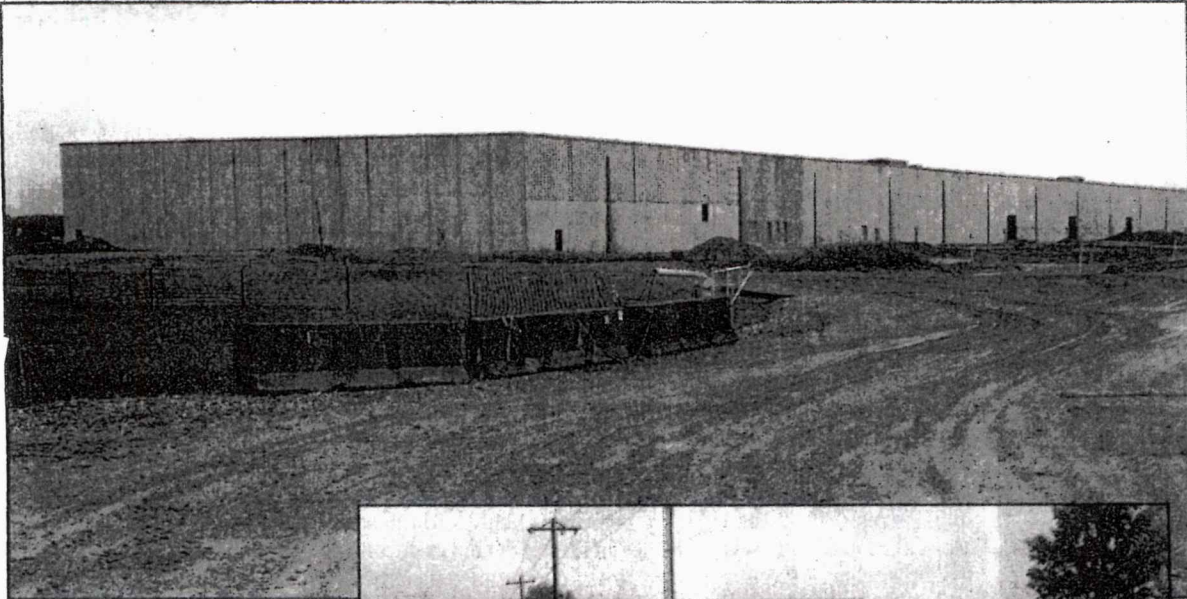
A. A 95% occupancy rate is considered very strong. 99.4% is amazing.

B. Above apartment complexes are located on the city's east side or south side plus one south of the city but one north of the county's industrial park.

ENTEK ON TRACK

OFFICIAL: WE'RE 'CONFIDENT
IN OUR PROJECT IN VIGO COUNTY'

MAY 29, 2025



Construction proceeds apace, ENTEK prez says

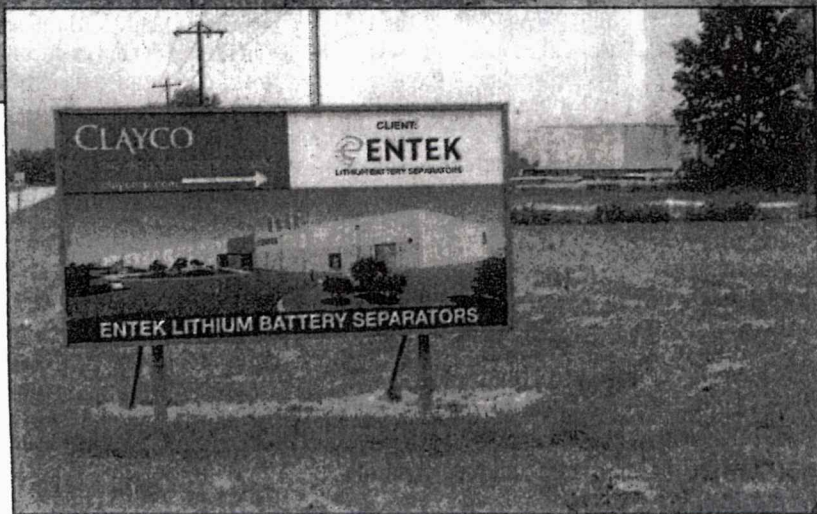
By DAVID KRONKE
TRIBUNE-STAR

ENTEK Manufacturing President Kim Medford expressed confidence that a bill seeking \$522 billion in cuts to clean energy subsidies would not affect her company adversely, if at all.

"We continue to be confident in our project in Vigo County and are continuing to invest in it," she said.

"This project is focused on new U.S. manufacturing of critical components, so we are not concerned."

ENTEK is currently building a \$1.7 billion lithium battery separator plant in the Vigo County Industrial Park II south of Terre Haute. It will manufacture lithium-ion battery separators to be used in electric vehicles, as well as charging cell phones and other data centers, including those that deal with AI.



Tribune-Star/Joseph C. Garza

Construction of the new \$1.7 billion ENTEK lithium battery separators plant in Vigo County Industrial Park II continues (above). The sign for the plant can be seen here on Wednesday near the intersection of Carlisle Street and Harlan Place.



Tribune-Star/Joseph C. Garza

Former Governor Eric Holcomb talks about the future of manufacturing in the state during a press conference.

ENTEK

Continued from A1

A battery separator is a microporous membrane sandwiched between the anode and cathode of a battery. The principal functions of the battery separator are to prevent electronic conduction (i.e., shorts or direct contact) between the anode and cathode while permitting ionic conduction via the electrolyte. Separators play an essential role in the performance and safety of lithium-ion batteries.

Construction at the industrial park proceeds apace,

Medford said.

"It is proceeding well," she said Tuesday. "The roof is on and the (heating, ventilation and air conditioning) units were installed over the last few weeks. Work is happening inside now."

Building the plant has created 763 construction jobs. When fully up and running, the plant would be responsible for approximately 650 high-paying jobs.

In July of 2024, the U.S. Department of Energy's Loan Programs Office granted ENTEK a conditional commitment of up to \$1.2 billion for a direct loan.

In February, however, an executive order from Presi-

dent Donald Trump sought to halt all federal grants and loans, which briefly slowed ENTEK's project. That move also failed to cause Medford concern.

"We have just had to slow our project spending temporarily because our funding has been put on hold short term due to the executive order," she said at the time. "We do not think that this is anything but a short term bump in the road and our team and investors are fully committed to the project."

Steve Witt, who as president of the Terre Haute Economic Development Corp. sold the ENTEK team on Terre Haute, agreed with

Medford that it was a mere bump in the road.

"If electric cars would go away tomorrow, there is still an enormous market for ENTEK's products," he added. "Data centers utilize battery backup, thus a colossal, emerging market for ENTEK's product."

Ground was broken on the project in September of 2023, when then-Indiana Gov. Eric Holcomb told Vigo County residents, "Welcome to the billion-dollar business club."

David Kronke can be reached at 812-231-4232 or at david.kronke@tribstar.com.