

FILED

APR 26 2013

CITY CLERK

**TERRE HAUTE CITY COUNCIL  
STATE OF INDIANA  
RESOLUTION NO. – 07, 2013**

A Resolution of the Common Council of the City of Terre Haute, Indiana, Designating an Area Within Terre Haute, Indiana commonly identified as that area consisting of the west half of the block located between 13<sup>th</sup> Street on the West, 13½ Street on the East, Ohio Street on the North and Walnut Street on the South, in Terre Haute, Indiana as an Economic Revitalization Area for the Purpose of an Eight (8) Year Real Property Tax Abatement for Gageview Enterprises LLC.

WHEREAS, a Petition for an eight (8) year real property tax abatement has been filed with the Common Council of the City of Terre Haute, Indiana requesting that the real property described therein be designated an Economic Revitalization Area for purposes of real property tax abatement; and

WHEREAS, the petitioner has submitted a Application and Statement of Benefits and provided all information and documentation necessary for the Common Council of the City of Terre Haute, Indiana to make an informed decision, said information including a legal description of the aforesaid property as set forth in attached Exhibit A (which is hereby made a part hereof), and a site plan; and

WHEREAS, petitioner has estimated that its investment in the commercial office building project (the "Project") to be located on said real estate itself will create an estimated 2-6 new employee staff full-time jobs associated with the business over the next 5 years after completion of the Project, as well as retain the existing 13 full-time staff jobs and the associated payroll for the employees of the proposed new facility;

WHEREAS, the Common Council of the City of Terre Haute, Indiana is authorized under the provisions of I.C. 6-1.1-12.1-1 et. seq. to designate areas of Terre Haute, Indiana as economic revitalization areas for the purpose of tax abatement; and

WHEREAS, the Common Council of the City of Terre Haute, Indiana has considered the Application, Petition and Statement of Benefits and has conducted a complete and proper investigation of the subject property and neighborhood to determine that the area qualifies as an economic revitalization area under Indiana statutes; and

WHEREAS, the Common Council of the City of Terre Haute, Indiana has found the subject property to be an area within the boundaries of the City of Terre Haute, Indiana, which area has become undesirable for, or impossible of, normal development and occupancy as it has existed, as a residential neighborhood because of a lack of development, cessation of growth, and deterioration of improvements which have impaired values or prevented a normal development of property or use of property -- and such is an area declining in tax revenues;

NOW, THEREFORE, IT IS FOUND, DETERMINED AND RESOLVED by the Common Council of the City of Terre Haute, Indiana that:

1. The petitioner's estimate of the value of the Project to be built on the subject real property is reasonable for projects of that nature in order to serve its customers in the business community and allow for the future growth of business.

2. The petitioner's estimate of the number of individuals who will be employed and retained, and the benefits thereby, can reasonably be expected to result from the Project.

3. The petitioner's estimate of the annual salaries or wages of the individuals who will be employed, and the benefits thereby, can reasonably be expected to result from the Project.

4. The totality of the benefits of the Project are sufficient to justify a eight (8) year property tax deduction from assessed valuation to result therefrom under Indiana statutes, and each and all of such deductions should be, and they are hereby, allowed.

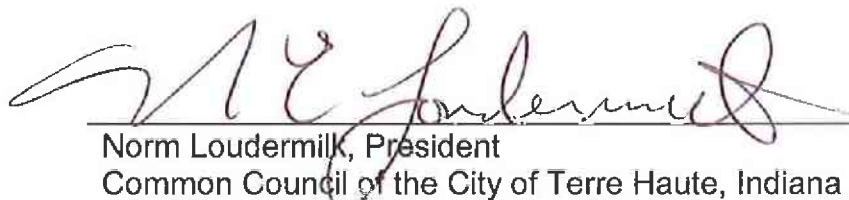
5. The Petition for designating the subject property as an Economic Revitalization Area for the purposes of an eight (8) year real property tax abatement and the Statement of Benefits (copies of which were submitted with the Petition) are hereby approved and the real estate described hereinabove is hereby designated as an Economic Revitalization Area pursuant to I.C. 6-1.1-12.1-1 et. seq.

6. A copy of this Resolution, following its passage, shall be filed with the Vigo County Assessor as required by I.C. 6-1.1-12.1-2.5(c).

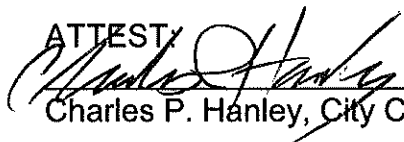
Presented by:

  
John Mullican, Councilman

Passed in open Council this 9 day of May, 2013.

  
Norm Loudermilk, President  
Common Council of the City of Terre Haute, Indiana

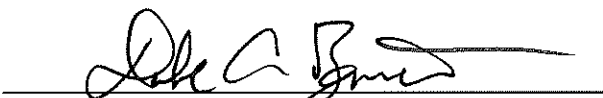
ATTEST:

  
Charles P. Hanley, City Clerk

Presented by me to the Mayor this 20<sup>th</sup> day of May, 2013.

  
Charles P. Hanley, City Clerk

Approved by me, the Mayor, this 20<sup>th</sup> day of MAY, 2013.

  
Duke Bennett, Mayor  
City of Terre Haute, Indiana

ATTEST:

  
Charles P. Hanley, City Clerk

This instrument prepared by Jeffrey A. Lewellyn, Attorney,  
333 Ohio Street, Terre Haute, IN 47807.

**FINAL ACTION BY COMMON COUNCIL OF  
THE CITY OF TERRE HAUTE, INDIANA  
REGARDING RESOLUTION 07, 2013**

WHEREAS, the Common Council of the City of Terre Haute, Indiana adopted Resolution 07, 2013, on the 12<sup>th</sup> day of May, 2013, and pursuant to Indiana Law has published notice of the adoption and substance of said Resolution including a description of the affected area, commonly known as that area consisting of the west half of the block located between 13<sup>th</sup> Street on the West, 13½ Street on the East, Ohio Street on the North and Walnut Street on the South, in Terre Haute, Indiana, and notice that a description of the affected area is available for inspection in the office of the Vigo County Assessor and further stating a date on which the Common Council of the City of Terre Haute, Indiana would receive and hear remonstrances and objections; and

WHEREAS, the Common Council of the City of Terre Haute, Indiana has conducted the hearing as required by law and has received no remonstrances or objections to designation of the affected area as an economic revitalization area or to approval of the Application and Statement of Benefits heretofore filed; and

WHEREAS, said matter is before the Common Council of the City of Terre Haute, Indiana for final action pursuant to Indiana law; and

WHEREAS, the Common Council of the City of Terre Haute, Indiana has received and examined, prior to such hearing, an Application and Statement of Benefits on the form prescribed by the City of Terre Haute and the State Board of Tax Commissioners and proper application for designation and has heard all appropriate evidence concerning the proposed project and has found and does find:

1. The petitioner's estimate of the value of the Project to be built on the subject real property is reasonable for projects of that nature in order to serve its customers in the business community and allow for the future growth of business.
2. The petitioner's estimate of the number of individuals who will be employed and retained, and the benefits thereby, can reasonably be expected to result from the Project.
3. The petitioner's estimate of the annual salaries or wages of the individuals who will be employed, and the benefits thereby, can reasonably be expected to result from the Project.
4. The totality of the benefits of the Project are sufficient to justify an eight (8) year property tax deduction from assessed valuation to result therefrom under Indiana statutes, and each and all of such deductions should be, and they are hereby, allowed.

5. That all qualifications for establishing an Economic Revitalization Area have been met.

6. The Petition for designating the subject property as an Economic Revitalization Area for the purposes of an eight (8) year real property tax abatement and the Statement of Benefits (copies of which were submitted with the Petition) are hereby approved and the real estate described hereinabove is hereby designated as an Economic Revitalization Area pursuant to I.C. 6-1.1-12.1-1 et. seq.

NOW, THEREFORE, for final action on Resolution 07, 2013, the Common Council of the City of Terre Haute, Indiana, RESOLVES, FINDS AND DETERMINES:

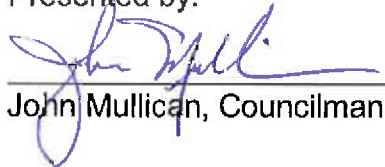
1. That all of the requirements for designation of the real estate described in Resolution 07, 2013, as an Economic Revitalization Area have been met, the foregoing findings are true and that all information required to be submitted has been submitted in proper form.

2. That Resolution 07, 2013, is in all respects confirmed and approved (as modified to incorporate therein this final action); that the benefits of the proposed development are sufficient to justify an eight (8) year real property tax abatement under Indiana statutes for the proposed redevelopment described in the aforesaid Statement of Benefits; the deduction for the proposed project and development, as well as the Statement of Benefits submitted are each and all approved; the Common Council of the City of Terre Haute, Indiana authorizes and directs the endorsement of said Statement to show such approval; that the real estate described in Resolution 07, 2013, is declared an Economic Revitalization Area for the purposes of an eight (8) year real property tax abatement; and the said real estate is hereby designated as an Economic Revitalization Area pursuant to I.C. 6-1.1-12.1-1 et seq.

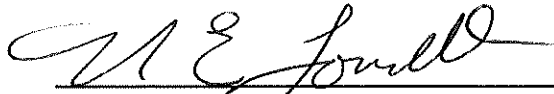
3. That said Resolution supplements any other designation (if any) of the aforesaid real estate as an Economic Revitalization Area.

4. That this Final Action, findings and confirmation of Resolution 07, 2013, shall be incorporated in and be a part of Resolution 07, 2013.

Presented by:

  
\_\_\_\_\_  
John Mullican, Councilman

Passed in open Council this 13<sup>th</sup> day of June, 2013.



Norm Loudermilk, President  
Common Council of  
City of Terre Haute, Indiana

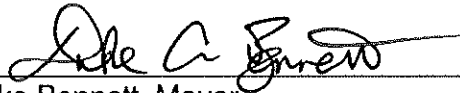
ATTEST:

  
Charles P. Hanley, City Clerk

Presented by me to the Mayor this 14<sup>th</sup> day of June, 2013.

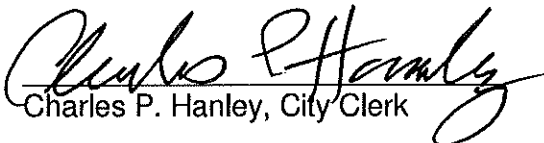
  
Charles P. Hanley, City Clerk

Approved by me, the Mayor, this 14<sup>th</sup> day of JUNE, 2013.



Duke Bennett, Mayor,  
City of Terre Haute, Indiana

ATTEST:

  
Charles P. Hanley, City Clerk

This instrument prepared by Jeffrey A. Lewellyn, Attorney,  
333 Ohio Street, Terre Haute, IN 47807.

**CITY OF TERRE HAUTE  
PETITION FOR REAL PROPERTY  
TAX ABATEMENT CONSIDERATION**

The undersigned owner(s) 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 states the following:

1. The Project. Petitioner, GAGEVIEW ENTERPRISES LLC proposes a Project that will consist of removal of the current structure and parking area and then the construction of a new 1-story 10,000 sq. ft. office/warehouse commercial building at the southeast corner of 13<sup>th</sup> Street and Ohio Street. Approximately 6,200 sq.ft. will be used for office and business operation space of Indiana Business Equipment (IBE) and 3,863 sq.ft. will be dedicated for warehouse storage of IBE equipment. IBE has been in business in Terre Haute for over 25 years, providing sales and service of office automation equipment and document solutions for businesses in west-central Indiana and east-central Illinois. The Project will be located on an approximately 1 acre tract of land, all to be leased by IBE.
2. The estimated cost of the new office building is \$1,200,000.00. The project anticipates contracting with local contractors and subcontractors and the use of local suppliers whenever feasible through the building process.
3. The project is important to the Petitioner as a means to better serve its customers in the business community. In addition to allowing to IBE to more fully serve the business community, it will allow for the future growth of IBE. The construction of this facility will be a significant economic and growth catalyst for continued development in this transitional area.
4. The facility will initially house and retain positions for 13 full-time staff members (including the active business owners). Without new facilities keeping pace with the fast changing office automation and documents solutions services industry it can be anticipated that there would be loss of business and growth opportunity. IBE's current annual payroll is \$655,417.08. (IBE also employs 2 part-time local college students for office assistance and delivery support, but such positions are excluded from these figures).

The 3 salaried staff members average \$55,648.00 annual income; 6 hourly staff members average a rate of \$14.70 /hr. (approximately \$30,500.00 annual income); and 2 commissioned sales staff members average over \$55,000.00 annual income. The 2 owner/employees compensation are excluded from these figures. The employees also receive 401K retirement benefits with employer contribution, as well as health and dental insurance (employee and family) benefits.

In addition to assisting in retaining the existing 13 positions, this facility will be used to grow the business. It is anticipated that two (2) to six (6) new employees will be hired over a period of the next two (2) to five (5) years.

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

The estimated cost of completion of the improvements to the real property is approximately \$1,200,000.00.

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

Name, Address, and Interest:

GAGEVIEW ENTERPRISES LLC  
7913 Marblehead Court,  
Terre Haute, IN 47807

100% interest in real estate.

(b) The following other persons lease, intend to lease or have an option to buy the Property (including corporate information as required in 4(a) above, if applicable:

Name, Address, and Interest:

Indiana Business Equipment, Inc.  
1111 Wabash Avenue  
Terre Haute, IN 47807

100% leasehold interest in real estate.

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

Please see responses numbered 1-3 above.



7. The commonly known address of the Property is:

Street Address:

1301 Ohio Street;  
208 S. 13<sup>th</sup> Street;  
214 S. 13<sup>th</sup> Street;  
216 S. 13<sup>th</sup> Street;  
226 S. 13<sup>th</sup> Street; and  
230 S. 13<sup>th</sup> Street.

(New Address for the Property as a whole is TBD.)

No common address has been assigned to the Property as a whole. A legal description of the land upon which the project would be built is attached hereto, marked Exhibit A and incorporated herein.

8. An Architectural Site Plan showing an architect's rendition of the building, together with the entire tract and the proposed footprint of the proposed new construction and parking lot are attached hereto as Exhibit B and incorporated herein.
9. There currently exists on the subject property a 5800 sq. ft. office building that was constructed in 1952 and includes paved parking and vacant lots.
10. Petitioner is seeking a eight (8) year tax abatement that would provide that during each of the first eight (8) years after redevelopment/rehabilitation tax would abate as follows: The best estimate of the amount of taxes to be abated during each of the eight (8) years is:

Tax Rate for Harrison Township is expected to be 3.0%, with a replacement credit of 0.

Assumed Assessed Value: \$1,200,000.00

Tax without Abatement: \$36,000.00

<u>ABATEMENT YEAR</u>	<u>ABATEMENT %</u>	<u>TAX ABATED</u>	<u>TAX PAID</u>
1	100%	\$36,000.00	\$0
2	88%	\$31,680.00	\$ 4,320.00
3	75%	\$27,000.00	\$ 9,000.00
4	63%	\$22,680.00	\$13,320.00
5	50%	\$18,000.00	\$18,000.00
6	38%	\$13,680.00	\$22,320.00
7	25%	\$ 9,000.00	\$27,000.00
8	13%	\$ 4,680.00	\$31,320.00

11. No building permit has been issued for construction on the property in connection with the improvement in question as of the date of filing of this petition. The signature below is verification of this statement.
12. 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):

It is anticipated that this project will be financed by local lenders. Currently, the Petitioner has not sought or received any other public financing.

13. The property is located in an area within the boundaries of the City of Terre Haute, Indiana, which area has become undesirable for, or impossible of, normal development and occupancy as a residential neighborhood because of a lack of residential development and the planned commercial development has been slow as a transitional area because of declining conditions of the properties, cessation of growth, and deterioration of the improvements which have impaired values or prevented a normal development of property or use of property – and such is an area declining in tax revenues. Currently, the land and improvements are unoccupied.

14. (a) The current use of the Property is undeveloped land and the current zoning is:

C-2 Community Commerce Zone.

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

None.

15. In view of the foregoing, Petitioner in good faith applies for a eight (8) year real property tax abatement.
16. Petitioner agrees to enter into an Agreement with the Board of Public Works for the City of Terre Haute, Indiana, in substantially the same form as is attached hereto and made a part hereof as Exhibit "C" and further, agrees to comply with Special Ordinance 2, 2009 (which replaced Special Ordinance 43, 2000).

17. The following persons should be contacted as the Petitioner's agent regarding additional information and public hearing notifications:

Name: Jeffrey A. Lewellyn, Attorney at Law  
Address: 333 Ohio Street  
City, State, Zip: Terre Haute, IN. 47807  
Telephone: (812) 232-4311

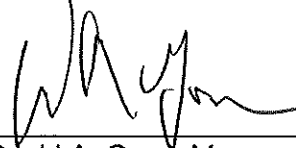
18. The type of Economic Development Revitalization project involved in this request:

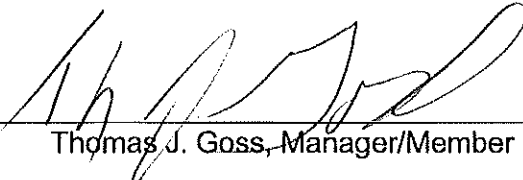
☐ a. Housing  
☒ b. Office  
☒ c. Retail/Commercial  
☐ d. Mixed Use – Retail, Housing and Office\*  
☐ e. Industrial  
☐ f. Warehousing

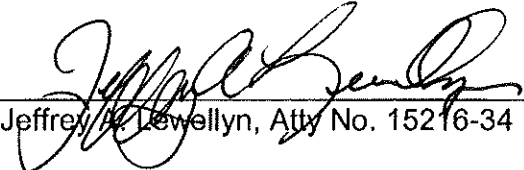
WHEREFORE, Petitioner request that the Common Council of the City of Terre Haute, Indiana, adopt a declaratory resolution designating the area described herein to be an economic revitalization area for purposes of real property tax abatement consideration and, after publication of notice and public hearing, determine qualifications for an economic revitalization area have been met and confirm such resolution.

Name of Property Owner(s):

GAGEVIEW ENTERPRISES LLC

By   
David A. Goss, Manager/Member

By   
Thomas J. Goss, Manager/Member

By:   
Jeffrey A. Lewellyn, Atty No. 15216-34

DO NOT USE THIS SPACE

Resolution # \_\_\_\_\_ Target Area Required \_\_\_\_\_

\_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_

Confirming Ordinance # \_\_\_\_\_

Date of Notice \_\_\_\_\_

Final Action \_\_\_\_\_

Target Area Ord. Effective \_\_\_\_\_

This instrument prepared by Jeffrey A. Lewellyn, Attorney,  
333 Ohio Street, Terre Haute, IN 47807.

## EXHIBIT A

### (Legal Description)

Lot 62, Lot 63, Lot 70 and Lot 71 in Gilbert First Subdivision of a part of the Southeast Quarter (1/4) of Section Twenty-two (22), Township Twelve (12) North, Range Nine (9) West, as shown by the recorded plat thereof in Plat Record 1, Page 127, of the Recorder's Office of Vigo County, Indiana.

Also, the West One-Half of a 16 foot wide vacated alley lying immediately East of and adjacent to the East line of said Lots 62, 63, 70 and 71 in Gilberts Place.

(Commonly described as follows:

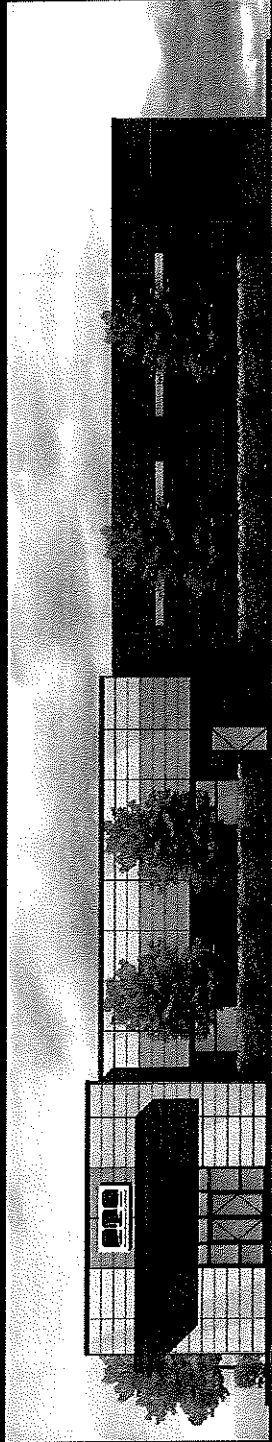
Street Address:

1301 Ohio Street;  
208 S. 13<sup>th</sup> Street;  
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216 S. 13<sup>th</sup> Street;  
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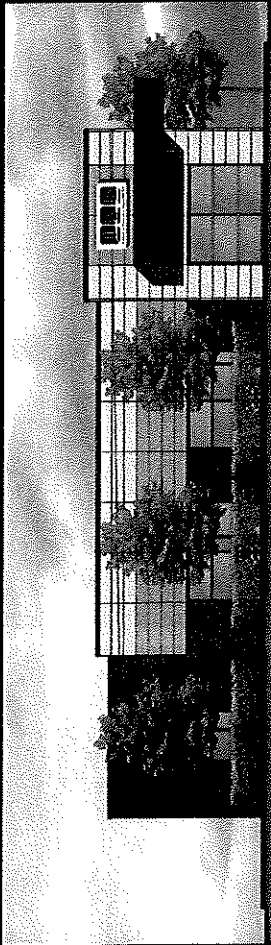
No combined common address has been assigned to the property as a whole.)

## EXHIBIT B

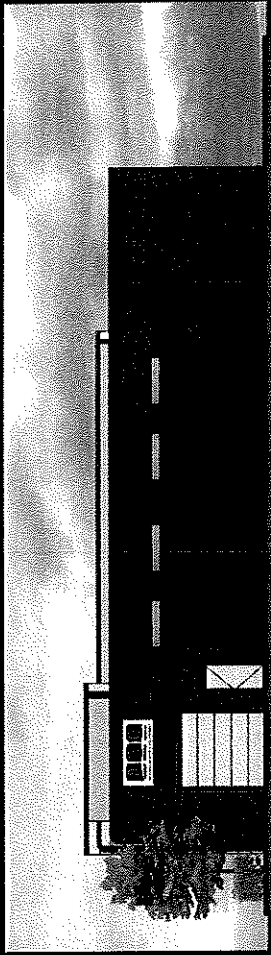
(Site Plan)



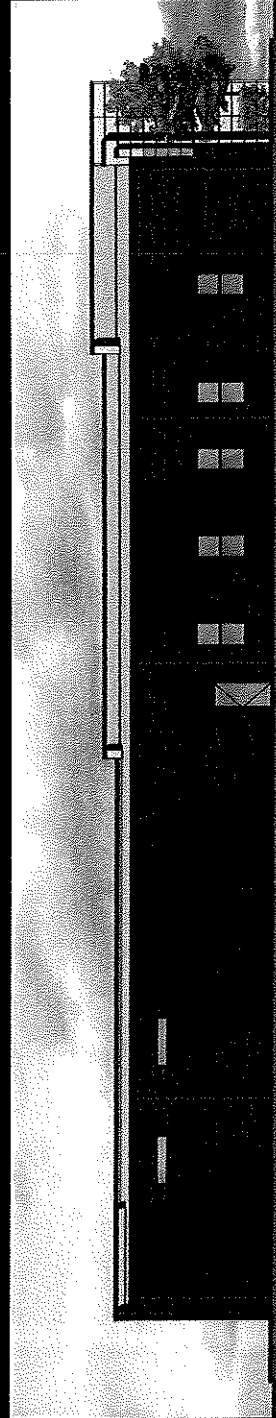
west elevation



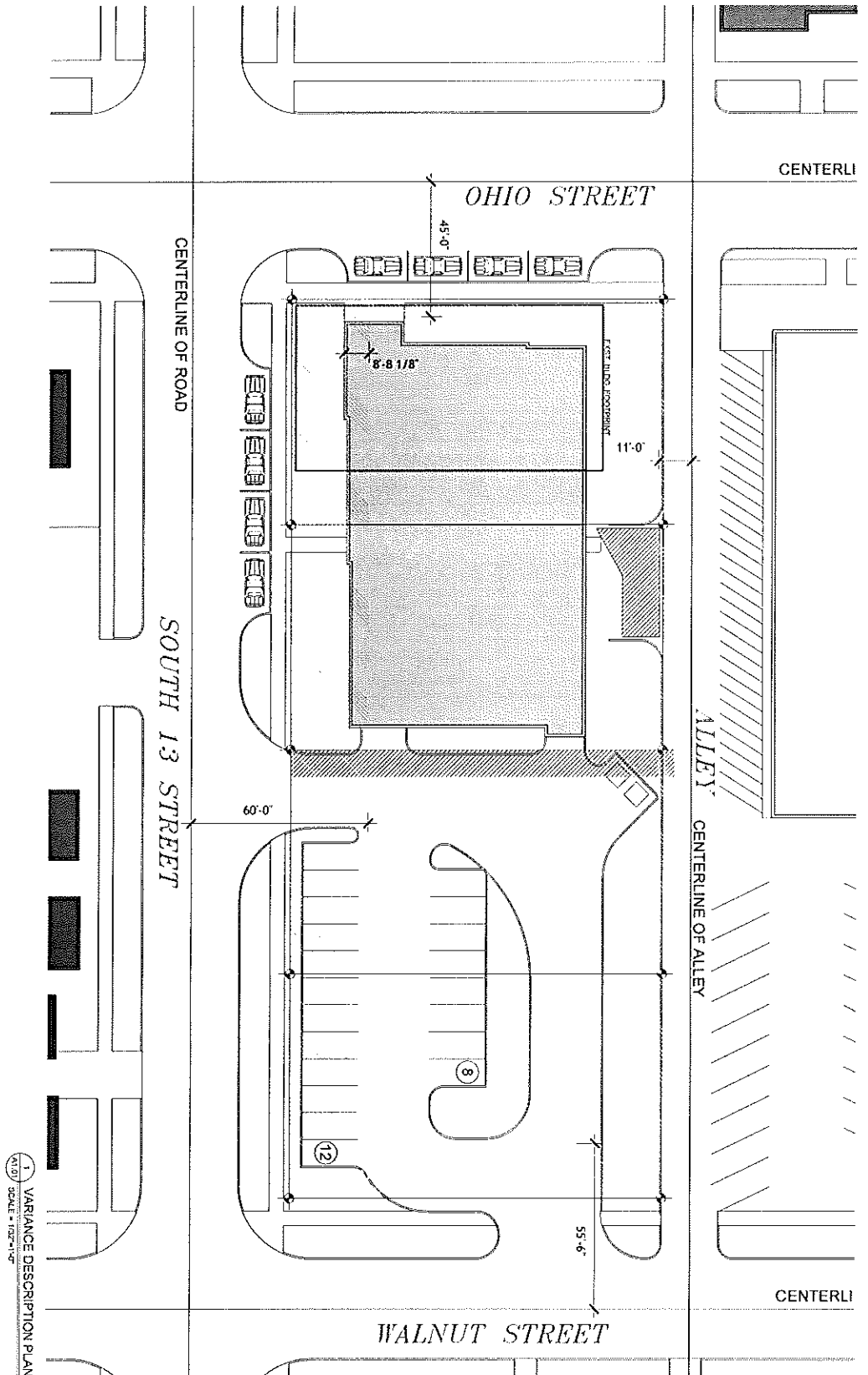
north elevation



south elevation



east elevation



1 VARIANCE DESCRIPTION PLAN  
 A1.01 SCALE = 1/8\"/>

<div style="text-align: right;"> <b>CDP</b>          CONSULTING DESIGN PROFESSIONALS          1100 N. 10th Street          Terre Haute, IN 47783          Phone: 765.335.1100          Fax: 765.335.1101          Email: info@cdpindy.com       </div>	<b>SCOPE DOCUMENT</b> This document defines the scope of the project and the services to be provided. It is intended to be used as a reference for all project-related documents and communications.		<b>CERTIFIED BY</b> I hereby certify that the information contained herein is true and correct to the best of my knowledge and belief.	<b>DATE</b> 04/18/2013																			
	<b>INSTRUCTIONS FOR</b> <b>INDIANA BUSINESS EQUIPMENT</b> TERRE HAUTE, INDIANA		<b>DATE</b> 04/18/2013	<b>SCALE</b> AS NOTED																			
	<b>SHEET DESCRIPTION</b> SCHEMATIC SITE PLAN		<b>DATE</b> 04/18/2013	<b>SCALE</b> AS NOTED																			
	<b>REVISIONS</b> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>		NO.	DESCRIPTION																			<b>DATE</b> 04/18/2013
NO.	DESCRIPTION																						

**A1.01**  
 A12-002

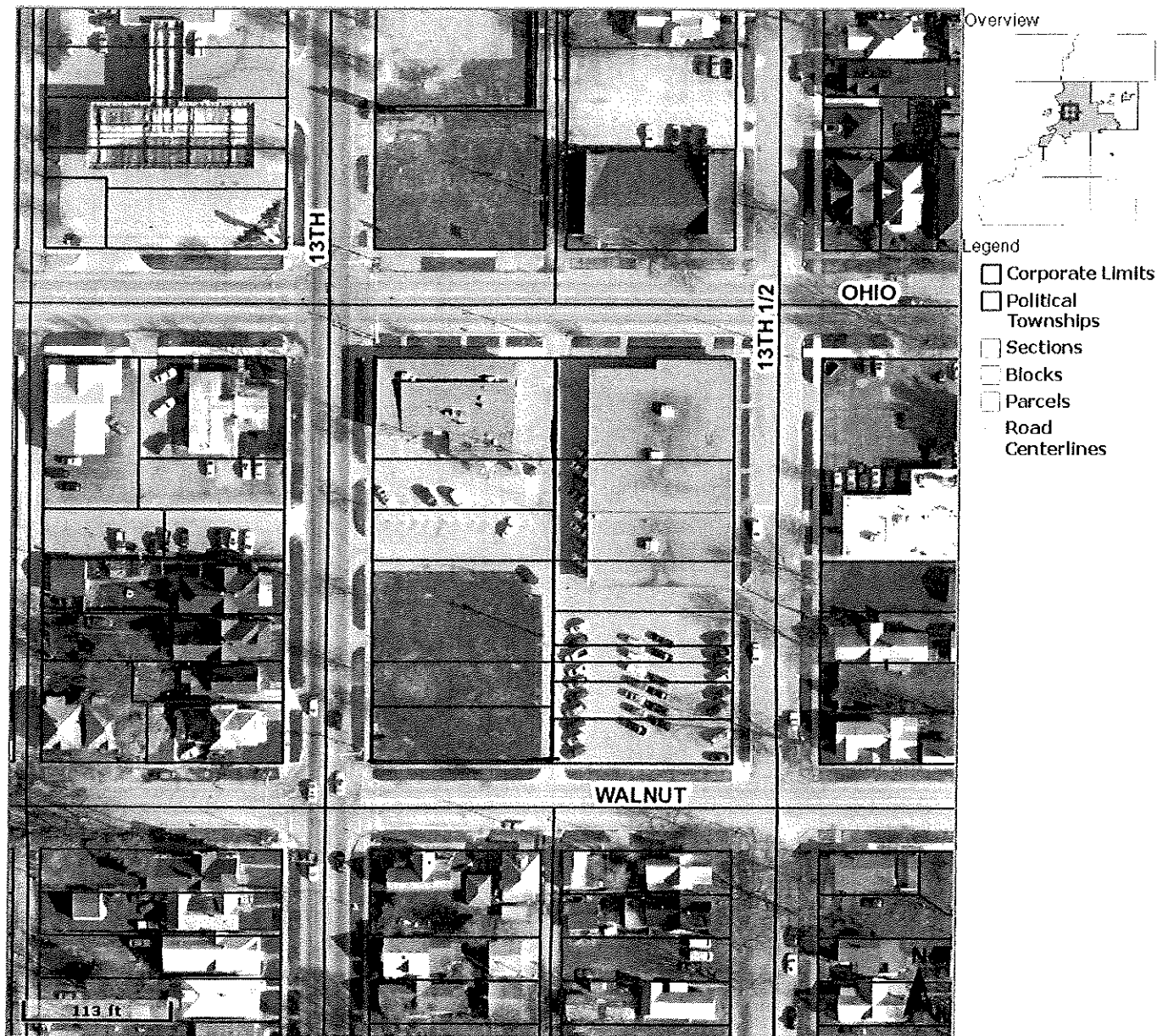
APRIL 18, 2013 - PRELIMINARY DESIGN - NOT FOR CONSTRUCTION



## Vigo County, IN / City of Terre Haute



Date Created 4/10/2013



Last Data Upload: 4/10/2013 5:30:47 AM

EXHIBIT C  
(Board of Works Agreement)

## **AGREEMENT**

This Agreement (the "Agreement") dated as of the \_\_\_\_ day of \_\_\_\_\_, 2013, serves as a confirmation of the GAGEVIEW ENTERPRISES LLC (the "Applicant") commitment, pending a \_\_\_\_\_, 2013, public hearing, to comply with the project description, and job employment and retention (and associated wage rates and salaries) figures contained in its designation application, Statement of Benefits, the Preliminary Economic Revitalization Area Resolution No. 07, 2013, and attachments adopted by the Common Council of the City of Terre Haute, Indiana (the "Council") on Thursday, May 12, 2013, and this Agreement (the "Commitment").

Subject to the adoption of a Final Economic Revitalization Area Resolution by the Council, the City of Terre Haute, Indiana (the "City") commits to providing an eight (8) year real property tax abatement for the Applicant's capital expenditure of up to \$1,200,000.00 associated with the construction of the Commitments. The capital expenditure of the Project and the filling of such positions shall occur within three (3) years of the estimated completion date of November, 2013, contained in the approved Statement of Benefits Form SB-1 (the "Commitment Date").

During the term of the abatement, the city may annually request information from the Applicant concerning the status of the Project, the approval capital expenditure for the Project, the number of full-time permanent positions created by the Project, and the average wage rates and salaries (excluding benefits & overtime) associated with the position, and the Applicant shall provide the City with adequate written evidence thereof within 15 days of such request (the "Annual Survey"). The applicant shall provide a copy of the annual CF1 to the Board of Public Works and Safety at the same time the CF1 is filed with the County. The City shall utilize this information to verify that the Applicant has complied with the commitments contained in "the Commitments" at all times after the Commitment Date and during the duration of the abatement. The Applicant further agrees to provide the City with such additional information requested by the City related to the information provided in the Annual Survey and the CF-1 form within a reasonable time following any such additional request.

The City, by and through the Council, reserves the right to terminate the Economic Revitalization Area designation and associated property tax

abatement deductions if it determines that the Applicant has not made reasonable efforts to substantially comply with all the commitments, and the Applicant's failure to substantially comply with the Commitments was not due to factors beyond its control. As used in the Agreement, "substantial compliance" shall mean the Applicant's compliance with the following: Making capital expenditures of up to \$1,200,000.00 for the Project.

As used in this Agreement, factors beyond the control of the applicant shall only include factors not reasonably foreseeable at the time of the designation application and submission of Statement of Benefits which are not caused by any act or omission of the Applicant and which materially and adversely affect the ability of the Applicant to substantially comply with this Agreement.

If the City terminates the Economic Revitalization Area designation and associated tax abatement deductions, it may require the Applicant to repay the City all or a portion of the tax abatement savings received through the date of such termination. The amount of tax abatement required to be repaid for each year of noncompliance shall not exceed an amount equal to the percentage by which the Applicant has failed to attain substantial compliance in position retention and/or creation and average hourly wage rate and salary categories multiplied by the dollar amount of taxes actually abated. If the Applicant fails to substantially comply with more than one of the aforementioned categories, repayment shall be based on the highest level of noncompliance.

If any at time during the term of this Agreement, whether before or after the Commitment Date, the Applicant shall: (i) cease operations at the facility for which the tax abatement was granted; or (ii) announce the cessation of operations at such facility, then the City may immediately terminate the Economic Revitalization Area designation and associated future tax abatement deductions.

**In the event the City requires repayment of the tax abatement savings as provided hereunder, it shall provide Applicant with a written statement calculation the amount due (the "Statement"), and Applicant shall make such repayment to the City within 30 days of the date of the Statement. If the Applicant does not make timely repayment, the City shall be entitled to all reasonable costs and attorney fees incurred in the enforcement and collection of the tax abatement savings required to be repaid hereunder.**

**IN WITNESS WHEREOF**, the parties hereto have executed this Agreement as of the date and year first above written.

“Applicant”

Board of Public Works & Safety  
City of Terre Haute

GAGEVIEW ENTERPRISES LLC

By: \_\_\_\_\_  
David A. Goss,  
Manager/Member

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
Thomas J. Goss,  
Manager/Member

Approved as to Legal Adequacy and Form on this \_\_\_\_ day of \_\_\_\_\_,  
2013.

By: \_\_\_\_\_

Title: \_\_\_\_\_

## CITY OF TERRE HAUTE

### PROPERTY TAX ABATEMENT PROGRAM APPLICATION

#### Ownership Information

Name	Address	Phone	Percentage Interest (if applicable)
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(a) The real property for which tax abatement consideration is petitioned (Property) is owned by the following:

Name, Address, and Interest:

Contact:

GAGEVIEW ENTERPRISES LLC  
7913 Marblehead Court,  
Terre Haute, In 47802

Jeffrey A. Lewellyn, Attorney  
333 Ohio St.  
Terre Haute, IN 47807  
812-232-4311

100% interest in real estate

(b) The following other persons lease, intend to lease or have an option to buy the Property is held by the following:

Name, Address, and Interest:

Contact:

Indiana Business Equipment, Inc.  
1111 Wabash Avenue  
Terre Haute, IN 47807

Jeffrey A. Lewellyn, Attorney  
333 Ohio St.  
Terre Haute, IN 47807  
812-232-4311

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: 1301 Ohio Street;  
208 S. 13<sup>th</sup> Street;  
214 S. 13<sup>th</sup> Street;  
216 S. 13<sup>th</sup> Street;  
226 S. 13<sup>th</sup> Street; and  
230 S. 13<sup>th</sup> Street.

(New Address for the Property as a whole is TBD.)

No common address has been assigned to the Property as a whole. A legal description of the land upon which the project would be built is attached hereto, marked Exhibit A and incorporated herein.

B. Parcel ID Number(s): 84-06-22-455-001.000-002;  
84-06-22-455-002.000-002;  
84-06-22-455-003.000-002;  
84-06-22-455-004.000-002;  
84-06-22-455-005.000-002; and  
84-06-22-455-006.000-002.

### **Current Status of Property**

A. Current zoning designation of property:

The current zoning is: C-2 Community Commerce Zone.

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

There currently exists on the subject property a 5800 sq. ft. office building constructed in 1952 and includes paved parking and vacant lots.

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):

Formerly the property was the offices of Enterprise Realty Corp. and a local radio station. The offices are currently unoccupied and the property vacant.

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

Land and improvements are currently assessed at approximately \$110,000.00.

E. Describe any unique historical structure or aesthetic improvements:

None.

### **Proposed Improvements**

A. Describe proposed real property improvements and projected costs:

The proposed Project will consist of removal of the current structure and parking area and the Petitioner will construct a new 1-story 10,000 sq. ft. office/warehouse commercial building. Slightly more than 6,000 sq.ft. will be used for office and business operation space of Indiana Business Equipment (IBE). Approximately 3,863 sq.ft. is dedicated for warehouse storage of IBE equipment. IBE has been in business in Terre Haute for over 25 years, providing sales and service of office automation equipment and document solutions for businesses in west-central Indiana and east-central Illinois. The projected cost of this Project is approximately \$1,200,000.00.

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

None, other than office furniture, business equipment and warehouse equipment. No personal property tax abatement is being requested.

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

It is anticipated that new sidewalks, curbing, and possibly parking “cut-outs” on Ohio Street and 13<sup>th</sup> Street will be part of this project, which cost will be shared by the City and Petitioner, but no other public infrastructure improvements are required.

D. Project Start Date:

It is anticipated that the project start date will be in the Summer of 2013.

E. Project Completion Date:

It is anticipated that the project end date will be in the Winter of 2013.

### **Eligibility**

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

The property is located in an area within the boundaries of the City of Terre Haute, Indiana, which area has become undesirable for, or impossible of, normal development and occupancy as a residential neighborhood because of a lack of residential development and the planned commercial development has been slow as a transitional area because of declining conditions of the properties, cessation of growth, and deterioration of the improvements which have impaired values or prevented a normal development of property or use of property – and such is an area declining in tax revenues. Currently, the land and improvements are unoccupied.

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:

It is anticipated that two (2) to six (6) new employees will be hired over a period of the next two (2) to five (5) years.

The average annual salary for Sales personnel at IBE is \$55,000.00. The average hourly wage for Staff personnel \$14.70.

Currently, IBE has 13 full-time employees earning an average annual salary of \$41,853.00. This salary does not include the two (2) principal owners of the company.



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

IBE employees also receive benefits that include, health insurance, dental insurance, 401(K) with IBE contribution, paid vacation and holidays, and company vehicles.

*C. Please attach 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 — J/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 dealers 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.

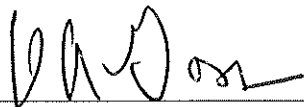
### Certification

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.

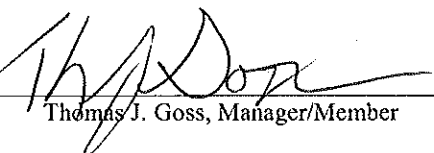
OWNER(S)\*

DATE

GAGEVIEW ENTERPRISES LLC

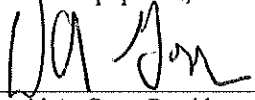
By   
David A. Goss, Manager/Member

4/25/13

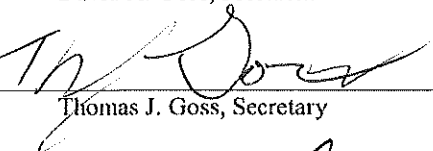
By   
Thomas J. Goss, Manager/Member

4/26/13

Indiana Business Equipment, Inc.

By   
David A. Goss, President

4/25/13

By   
Thomas J. Goss, Secretary

4/26/13

By:   
Jeffrey A. Lowellyn, Atty No. 15216-34

4/25/13

\* If the entity seeking tax abatement is a corporation, an authorized representative must sign. If the entity is a partnership, all partners must sign. If the entity is a sole proprietorship, the proprietor must sign.

## **CITY OF TERRE HAUTE**

### **PROPERTY TAX ABATMENT PROGRAM OVERVIEW AND GUIDELINE SCORING SYSTEM**

#### **Program Description**

Property tax abatement in Indiana is authorized under Indiana Code 6-1.1-12.1 in the form of deductions from assessed valuation. Any property owner in a locally-designated Economic Revitalization Area (ERA) who makes improvements to the real property or installs eligible new or used personal property (such as manufacturing equipment and certain research and development equipment) is eligible for property tax abatement. Land does not qualify for abatement.

#### **Scoring System**

The City of Terre Haute utilizes a scoring system as a guide for determining the appropriate length of time (one of ten time periods can be used) of the property tax abatement(s) being sought for a proposed project. Additional information on the scoring system can be found elsewhere in this document.

#### **Indiana Real Property Assessment Standard**

A property's assessed value is the basis for property taxes. Annually, local assessing officials assess the value of real property on March 1 based on market value in use of the property. Property owners can estimate the property taxes for new construction by adding the cost of the land and improvements together and multiplying by the tax rate. For real property tax abatement calculation purposes, the cost of the improvements (the land itself cannot be abated) would be utilized as the real property assessed value. This real property assessment value would then be phased-in over one of ten time periods.

#### **Indiana Personal Property Assessment Standard**

Personal property values are assessed March 1 of every year and are self reported by property owners to township assessors using prescribed state forms. Generally speaking, personal property taxes are levied against all tangible property other than real property. Numerous deductions can be applied to personal property. Of course, the value of personal property over time will be subject to depreciation, therefore, applicants are advised to seek the counsel of a financial advisor to determine which asset pool(s) (see following table) would be applicable to their particular project.

Additional information on the State of Indiana's property tax assessment system can be found at the Indiana Department of Local Government Finance website at [www.in.gov/dlgf](http://www.in.gov/dlgf).

### Indiana Pools of Assets by Lives Utilized on Federal Tax Return

Year of Acquisition	Pool #1 (1-4 Yrs)	Pool #2 (5-8 Yrs)	Pool #3 (9-12 yrs)	Pool #4 (13+ Yrs)
1	65%	40%	40%	40%
2	50%	56%	60%	60%
3	35%	42%	55%	63%
4	20%	32%	45%	54%
5		24%	37%	46%
6		18%	30%	40%
7		15%	25%	34%
8			20%	29%
9			16%	25%
10			12%	21%
11				15%
12				10%
13				5%

**Note:** The total valuation of a taxpayer's assessable depreciable personal property in a single taxing district cannot be less than 30% of the adjusted cost of all such property of the taxpayer.

#### Real Property Abatement Calculation

Real property abatement is a declining percentage of the increase in assessed value of the improvement based on one of the ten following time periods and percentages as determined by the City Council:

Year	10 Year	9 Year	8 Year	7 Year	6 Year	5 Year	4 Year	3 Year	2 Year	1 Year
1	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
2	95%	88%	88%	85%	85%	80%	75%	66%	50%	
3	80%	77%	75%	71%	66%	60%	50%	33%		
4	65%	66%	63%	57%	50%	40%	25%			
5	50%	55%	50%	43%	34%	20%				
6	40%	44%	38%	29%	17%					
7	30%	33%	25%	14%						
8	20%	22%	13%							
9	10%	11%								
10	5%									

#### Depreciable Personal Property Abatement Calculation

Depreciable personal property tax abatement is a declining percentage of the assessed value of the newly installed manufacturing (and certain research/development and warehousing/distribution equipment), based upon one of the ten time periods and percentages as determined by the City Council:

Year	10 Year	9 Year	8 Year	7 Year	6 Year	5 Year	4 Year	3 Year	2 Year	1 Year
1	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
2	90%	88%	88%	85%	85%	80%	75%	66%	50%	
3	80%	77%	75%	71%	66%	60%	50%	33%		
4	70%	66%	63%	57%	50%	40%	25%			
5	60%	55%	50%	43%	34%	20%				
6	50%	44%	38%	29%	17%					
7	40%	33%	25%	14%						
8	30%	22%	13%							
9	20%	11%								
10	10%									

### **Project Eligibility Criteria**

Decisions to designate areas as Economic Revitalization Areas are determined by the City Council. The City Council utilizes a numerical scoring system as a guide for designating areas as Economic Revitalization Areas within the corporate limits of the City of Terre Haute. Each project is scored on its individual merits. The points system that is utilized to evaluate projects considers the degree of revitalization that the project will have on the surrounding area as well as other facts such as employment (created and/or retained), investment, utilization of local construction firms and labor and so forth.

The following projects will be considered by the Terre Haute City Council for property tax abatement. The real property guideline project scoring criteria can be found in the section entitled "City of Terre Haute Real Property Tax Abatement Guideline Scoring Criteria" on page 8. For projects seeking personal property tax abatement, the "City of Terre Haute Personal Property Tax Abatement Guideline Scoring Criteria" can be found on page 10.

**(A.) Manufacturing Project** – Local manufacturing projects, local manufacturing-related office structures and local manufacturing-related warehouses that create or preserve employment within the city limits are eligible for property tax abatement. In the case of manufacturing facilities that directly produce product (as well as manufacturing related-warehouses), both real and depreciable personal property are eligible. In the case of manufacturing-related office structures, only real property is eligible for abatement. Also, certain research and development equipment may qualify for depreciable personal property tax abatement.

**(B.) Non-Manufacturing Warehouse and Distribution Center Projects** – Warehouses and distribution centers not related to a local manufacturing facility may be eligible for both real and depreciable personal property tax abatement. To be eligible for property tax abatement, the facility must substantially serve markets beyond the Terre Haute metropolitan area.

**(C.) Office Space Development** – Office space developments within the city limits are eligible for real property abatement provided the project substantially serves markets beyond the Terre Haute metropolitan area.

**(D.) Historic Preservation** – Projects within the city limits that assist in the preservation of buildings of significant historical nature will be considered for real property abatement.

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

Company Name: Indiana Business Equipment

Application Date: April 24, 2013

1. New Real Property Investment	5 points maximum	<u>3</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>1</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>2</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>3</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>
9. Diverse Workforce	1 point if applicant maintains an affirmative action plan or other statement of specific goals with respect to employee diversity	<u>          </u>

Total Points

13

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>          </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>1</u>
4. Existing Facility	Council may award one bonus point for use, reuse, rehabilitation and/or expansion of an existing facility	<u>          </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>1</u>

Total Bonus Points

3

Grand Total Points

16

Recommended Length of Real Property Abatement  
Per Guideline Scoring Criteria

8

EXHIBIT A

(Legal Description)

Lot 62, Lot 63, Lot 70 and Lot 71 in Gilbert First Subdivision of a part of the Southeast Quarter (1/4) of Section Twenty-two (22), Township Twelve (12) North, Range Nine (9) West, as shown by the recorded plat thereof in Plat Record 1, Page 127, of the Recorder's Office of Vigo County, Indiana.

Also, the West One-Half of a 16 foot wide vacated alley lying immediately East of and adjacent to the East line of said Lots 62, 63, 70 and 71 in Gilberts Place.











