

COUNTY COUNCIL OF CASS COUNTY, INDIANA

PRELIMINARY ECONOMIC REVITALIZATION AREA RESOLUTION

Resolution No. 2021 -06

REAL AND PERSONAL PROPERTY TAX ABATEMENT

WHEREAS, Appleseed Solar, LLC ("Appleseed") has requested that the County Council of Cass County, Indiana ("Council") approve a ten-year real property tax deduction period and a ten-year personal property tax deduction schedule for a proposed solar farm project which will include real property redevelopment or rehabilitation and installation of new manufacturing equipment ("Project");

WHEREAS, the Council previously designated and confirmed, in accordance with I.C. 6-1.1-12.1, all of the real estate in the unincorporated area of the County as an economic revitalization area (the "ERA") for purposes of permitting real property and personal property tax deductions;

WHEREAS, Appleseed has advised the Council that it intends to construct the Project on property located in Tipton and Washington Townships, as further described in the map attached hereto as Exhibit A and incorporated herein by reference ("Real Property");

WHEREAS, the Real Property is located within the jurisdiction of the Council for the purposes of I.C. 6-1.1-12.1-2 and I.C. 6-1.1-12.1-2.5, and by virtue of being located within the County, the Real Property is also located within the ERA;

WHEREAS, Appleseed has advised the Council that the Project will involve significant investment in real property redevelopment or rehabilitation and new manufacturing equipment on the Real Property;

WHEREAS, Appleseed submitted to the Council a form SB-1/UD, Statement of Benefits in connection with the Project, creation of two permanent full time jobs as in the County and the investment of \$232,000,000, and provided all information and documentation necessary for the Council to make an informed decision (the "Statement");

WHEREAS, the Council has considered the Statement submitted by Appleseed and has conducted a complete and proper investigation of the Real Property; and

WHEREAS, the Council has considered the following factors under I.C. 6-1.1-12.1-17 (collectively, the "Deduction Schedule Factors") in connection with the Project:

1. The total amount of Appleseed's investment in real and personal property under the Project;
2. The number of jobs to be created under the Project;

3. The average wage of jobs regarding the Project compared to the state minimum wage; and
4. The infrastructure requirements for Appleseed's investment under the Project.

NOW, THEREFORE, IT IS FOUND, DETERMINED, AND RESOLVED by the Council that:

1. That the estimate of the value of the redevelopment or rehabilitation of the Real Property is reasonable for projects of that nature and the estimate of the cost of the new manufacturing equipment to be installed in connection with the Project is reasonable for projects of that type.

2. That the estimate of the number of individuals who will be employed or whose employment will be created as a result of the construction of the proposed redevelopment or rehabilitation of the Real Property and the installation of the new manufacturing equipment can reasonably be expected to result from the proposed redevelopment or rehabilitation of the Real Property and the proposed installation of new manufacturing equipment.

3. That the estimate of annual salaries of those individuals who will be employed arising from construction of the Project can reasonably be expected to result from the proposed redevelopment or rehabilitation of the Real Property and the proposed installation of new manufacturing equipment.

4. That the number of individual opportunities for construction employment, and the compensation to be paid to employees, along with the value of the acquisition and construction of improvements as a result of the Project, create benefits of the type and quality anticipated by the Council within the ERA and can reasonably be expected to result from the proposed Project and the redevelopment or rehabilitation of the Real Property and the proposed installation of new manufacturing equipment.

5. That the benefits described in the Statement can reasonably be expected to result from the proposed redevelopment or rehabilitation of the Real Property and the proposed installation of new manufacturing equipment.

6. That the totality of benefits from the proposed redevelopment or rehabilitation of the Real Property and the proposed installation of new manufacturing equipment is sufficient to justify a ten-year real property tax deduction period and a ten-year personal property tax deduction schedule.

7. That the Deduction Schedule Factors in connection with the Project justify granting deduction schedules for both real property and personal property under I.C. 6-1.1-12.1-17 as specified herein.

8. That the Real Property (i) is within the County, and (ii) has become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation

of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings or equipment, or other factors which have impaired values and prevented a normal development of property and use of property, constituting an “economic revitalization area,” as defined by I.C. 6-1.1-12.1-1(1).

NOW, THEREFORE, based on the foregoing, the Council further RESOLVES, FINDS, AND DETERMINES:

1. That, the Council hereby reaffirms that all of the conditions for the designation of the Real Property as an economic revitalization area pursuant to I.C. 6-1.1-12.1-1 *et seq.* have been met, and reaffirms the designation of the Real Property as economic revitalization area pursuant to I.C. 6-1.1-12.1-1 *et seq.*

2. That all of the requirements for the tax deductions to be granted hereby have been met, and the foregoing findings are true and all information required to be submitted has been submitted in proper form. That Appleeed is entitled to real property tax deductions for the proposed redevelopment or rehabilitation of the Real Property as part of the Project for a period of ten years as allowed in I.C. 6-1.1-12.1-4 (as in effect on the date hereof), and personal property tax deductions for the proposed installation of manufacturing equipment as part of the Project for a period of ten years as allowed in I.C. 6-1.1-12.1-4.5 (as in effect on the date hereof). Based on the Statement of Benefits, the foregoing findings, and the Deduction Schedule Factors, the Council hereby establishes, pursuant to IC 6-1.1-12.1-17, that such real property deductions and personal property deductions shall be provided in accordance with the following schedule:

YEAR OF DEDUCTION	AMOUNT OF DEDUCTION
1 st	100%
2 nd	100%
3 rd	100%
4 th	100%
5 th	100%
6 th	100%
7 th	100%
8 th	100%
9 th	100%
10 th	100%.

3. Notwithstanding anything contained herein to the contrary, the granting of the tax deductions described herein is conditioned on and subject to the terms set forth in the Agreement for Economic Development Agreement, between Appleeed and the County (the “Economic Development Agreement”).

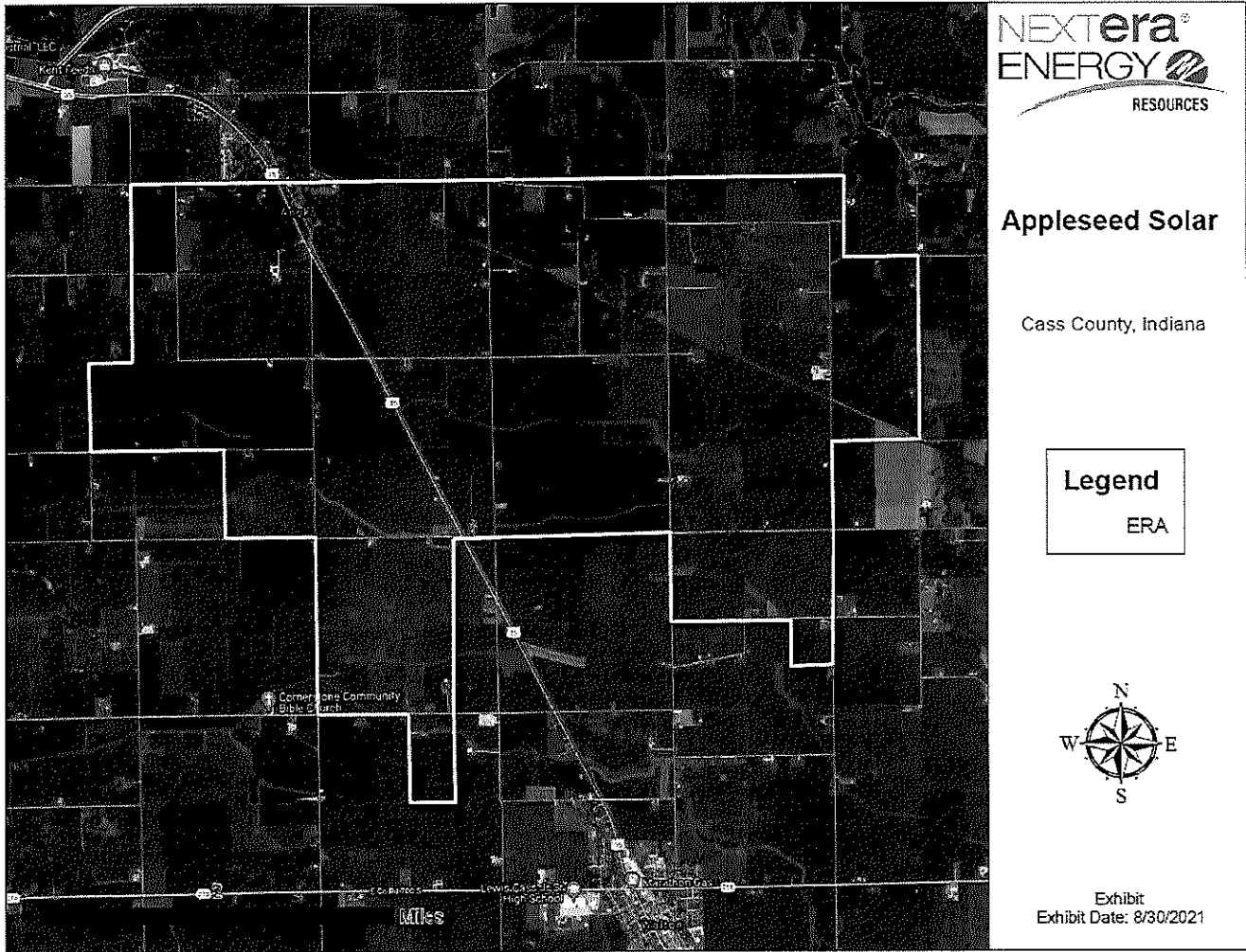
4. Pursuant to I.C. 6-1.1-12.1-2.5, notice (“Notice”) hereof should be published according to law stating the following: the adoption and substance hereof, a copy of the description of the affected area is available for inspection in the County Assessor’s Office and the setting of

December ¹⁰~~17~~, 2021 as the date on which the Council will hear and receive remonstrances and objections and take final action (“Hearing”), all as required by law.

5. At least ten (10) days prior to the Hearing, pursuant to I.C. 6-1.1-12.1-2.5, the County Auditor shall file, or cause to be filed, copies of the Notice and the Statement, with the officers of each taxing unit that has the authority to fix budgets, tax rates, and tax levies under I.C. 6-1.1-17-5.

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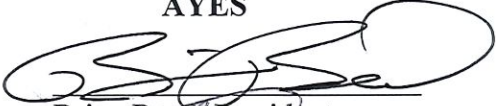
EXHIBIT A
REAL PROPERTY
ECONOMIC REVITALIZATION AREA



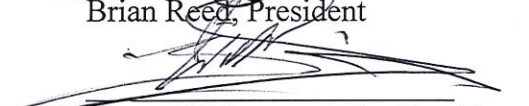
This Declaratory Resolution is adopted by the Council on November 19, 2021.

COUNTY COUNCIL OF
CASS COUNTY, INDIANA

AYES



Brian Reed, President



Tracy Williamson, Vice President

Absent
Grover Bishop, Member

Dave Redweik, Member

Dean Davenport, Member



Damon Foreman, Member



Bruce Ide, Member

NAYS

Brian Reed, President

Tracy Williamson, Vice President

Grover Bishop, Member

Dave Redweik, Member

Dean Davenport, Member

Damon Foreman, Member

Bruce Ide, Member

Attest:


Cheryl Acorn, Auditor
Cass County Indiana