

Randolph County Council

February 4, 2025

The Randolph County Council met at their regular meeting at 9:00 AM in the Commissioners and Council Room in the Courthouse with the following members present: Board President David Lenkensdofer, Beverly Fields, Mike Stine, Todd Holaday, Greg Cheesman, Scott Fisher and Larry Preston. Also present was Randolph County Auditor Laura Martin, Sheriff Art Moystner and County Attorney Meeks Cockerill.

Pledge of Allegiance

Public Hearing for Headwater's III tax abatement

Dave said entertain a motion to open a public hearing for Headwater's III tax abatement.

Wynter Wagoner said yeah, I spoke with Meeks yesterday. We were going to ask if we could postpone the Headwaters III public hearing to next month. Reason being, with the state statute, all the taxing unit notices need to be presented to those folks with at least 10 days before the public hearing. We got all those mailed and got the notice published and then last week, we learned that there was a township trustee that we, a newer one, and we sent it to a previous one, and so, just to stay in line with that rule and make sure everyone is properly noticed, we would ask to postpone to next month for the public hearing.

Dave said okay. Duly noted.

Tom Kerns said are the mikes on? It's not projecting out here very well.

Greg Cheesman said it's a continuing problem out there. Laura is supposed to address that. She's aware of it, but it.

Meeks said yeah, we have a problem.

Greg Cheesman said yeah, we have an awful time hearing out there in the audience.

Meeks said and I think we talked about it at the commissioners, but when they redo the, when we have to put all the meetings on line, I think they're going to look into that too. I thought that was part of what they are looking at too.

Dave said okay. I apologize you can't hear, but they're going to work on it to get fixed soon. Okay. Anything else at this time? I don't think we can accept anything else, can we?

Meeks said no. I just would close this public meeting, wait until the 9:10, open the next one and then at the meeting, set it for next March 4th at 9:00 a.m.

Dave said okay. I would entertain a motion to close this meeting.

Greg Cheesman made a motion to approve. Mike seconded the motion.

Dave said it's been moved and a second we close the public hearing meeting for Headwaters III tax abatement. All in favor?

All aye votes. Motion carried.

Dave said okay, we'll wait until 9:10 for the

Brad Dilger said and on the sheets here, it says Riverstart at 9:00 a.m. and then Headwaters III at 9:10 a.m.

Dave said okay. All I'm going by is what's in front of me here.

Todd said so, we could go ahead and open the other meeting.

Meeks said yeah, you can open up the other meeting and then not have the second one.

Public Hearing for Solar Park V tax abatement

Dave said okay. I'd entertain a motion to open the public hearing for Solar Park V tax abatement.

Bev made a motion to approve. Mike seconded the motion. All aye votes. Motion carried.

Brad Dilger said good morning council. Again, as we presented last, I'm going to try to be as close as possible here, as we presented last meeting, this is for Riverstart V, which is a 100-megawatt solar facility north of Saratoga, estimated time to start construction will be middle of this year and represents a 155-million-dollar investment, and over the course of the tax abatement period of 5.8 million-dollar payments to the county. So, I believe the final resolution has been shared with Meeks and with the auditor and I'm here to answer any questions you may have.

Meeks said well, since it's a public hearing, you make the presentation and then anybody else that comes up and then, what will happen is you'll close the, close that portion of it, and then re-open it and then look at those resolutions.

Brad Dilger said okay.

Dave said okay. Anybody in the audience would like to speak on behalf or against this proposed tax abatement, please come up and state your name and address for the record.

Jerry Warren said my name is Jerry Warren.

Dave said you have to, I guess write your name down there too on the sheet before you leave.

Jerry Warren said my name is Jerry Warren and I would like to speak against the tax abatement. This is based on labeling Jackson and Ward Township as a revitalization area. And I don't think there's anything about those farms that need revitalized. They're selling at record prices. It's not like it's a run-down factory building, you know, in Gary, Indiana. I think it's a guise. In Randolph

County, we give away half of our assessed valuations to tax abatements, and that means the remaining people that pay for, that pay the county taxes, have to carry that extra half. And I'm not arguing that there aren't good reasons for tax abatements, but I think we need to be very judicious in where we grant abatements and where we don't. Now I understand that there are pilot monies that are going to be made in lieu of taxes, but whenever I've tried to find anything about it, everybody says it's just too complicated. They say trust us, it's better. Well, you know, when I talk to a county commissioner and they say they don't know, trust us, it's better, how about showing us the work? I mean, somebody is going to be smart enough to look at that work and say yes, it is, or no it isn't. I mean, we've got a bank loan analyst back here. Do you think he couldn't sort that out? You know, so, a good reason for tax abatement would be if you're bringing a large number of jobs to the area. But once this is built, it's not going to bring a bunch of jobs. There's not going to be a lot of jobs to come to the area. So, outside of the people who sign up and participate in this solar farm, there's really not a lot of money generated for the county unless we draw the maximum tax load. And these guys wouldn't be asking for a tax abatement if they weren't getting a reduction in the total taxes that they're paying. I mean, if truly the pilot money was equal to what they would pay county tax wise, they wouldn't be here. And they would be forthcoming with the work, you know. I think that another thing that we should look at is that in the legislature coming through the house and senate sides, we have bills that are proposed to eliminate business personal property taxes. Where does this play out in this abatement situation in the pilot, you know? I'm just, I just disagree with this.

Dave said okay, duly noted Jerry. Is there any response from EDPR on this?

Meeks said well hold on, you just, anybody else would have to come up and speak, have their 3 minutes to speak for or against.

Dave said okay. Anybody else would like to speak on, for this project or against this project?

Meeks said then you would close the public meeting.

Dave said okay.

Matt Dirksen said Matt Dirksen and I live for 34 years 1864 West 300 North and run a dairy farm pretty much all my life and I've got two sons that one son took over the dairy where I resided, and my other son, he's on 400 North. They both have sons now, and I'm here because I think I was okay with us doing some green energy to start, see what it is, give it a shot. But I think we are being so flooded with this stuff now, I think we're hurting our next generations down the road. Now the people up front that are getting this money up front, I think they're all excited and you're getting that money up front, good money, but we cannot just be about money in this county. We have got to start looking at our next generations and preserving our farmland. Kentucky legislature passed a law to keep these big solar fields off of agriculture lands. Why can't we do that in this county? I would be not only for you not to sign this agreement today. I'm appalled that a lot of this stuff was signed December 31st by Mike Wickersham, Gary Girton, Gary Friend. We were in a process of forming a committee. Gary Friend knew about it. We called him. John Peacock talked to him. We're forming a committee to address some of these ordinances and maybe make some changes. I called Gary. I said Gary, please don't sign any more of these agreements until we have a chance to look at some of these ordinances. December 31st, before we could form the committee and have a meeting, Mike, Gary and Gary Girton, which I don't know him, came in and signed a bunch of

these agreements. And I think those agreements should have been signed if they were something good for the county, by Mr. Kerns, Missy Williams and maybe Gary Friend. To have a rush deal, this smells like the Biden administration. It's just, to rush this stuff through quick when they knew we were going to be addressing some of these ordinances, and I've asked, has anyone here, have you guys all read an MSDS sheet on a solar panel? I felt like that was so important because when I look at the MSDS sheet for the one down there at Economy, it signed off the panels were tested in China, signed off by Chinese people, and in the ordinance, I thought we should have something in there so these panels were tested in the United States of America by an independent lab because if the gentleman that's running the test in China does not sign off on that panel, he may not be alive. They're a communist country. And we're letting this stuff just go up everywhere. I think it's time and we, and John Peacock said the same thing, we need to pump the brakes. I talked to Duane Monroe, he's the commissioner in Jay County. He works for Jay County REMC. He said Matt, we have been told that if we need a moratorium at any time to slow this stuff down, we can do it. And they will do it. He said they're doing one solar farm in Jay County right now. And he said we're going to wait, see how it goes, give it time before we just keep stacking them on. The reason Randolph County is getting so much of this, we have the weakest ordinances in the state. Our ordinances are so weak, and that's why we have all these other people coming up piling on, piling on. They've got no where else to go. That's why they're wanting to put this battery storage in now up here. And Duane said too, he said what that's going to give them, they get the extra battery storage, they'll pile more panels up. We've got to preserve our farm land. And you know, a lot of this ground that's you know where these are proposed, I'm not farming the land, may never farm the land, but I don't care. You know, we say a prayer before this meeting. God gave us this productive farm land, it's ag land to raise food. It's food production first. And Mr. Fahl will tell you it's private property, we can't tell people what to do with their land. The CAFO ordinances that we signed a few years ago was telling people what they could do with their land on ag land.

Dave said okay, Matt.

Matt Dirkson said no, I'm not done yet. Just give me.

Dave said your 3 minutes are over.

Matt Dirksen said these panels and Windfarms that we're putting up everywhere, that is industrial application on ag land. It's very different. Thank you.

Dave said thanks. Anybody else want to, on behalf or against this project? Okay, entertain a motion to close the hearing.

Bev made a motion to approve. Mike seconded the motion.

Dave said just a minute. Do you want to speak?

Doug Smith said yes.

Dave said okay. Come up. State your name and address and write it down there on the paper.

Doug Smith said Doug Smith, 1229 North 300 West, Winchester. I guess my biggest thing is I've seeded a lot of these windfarms and these solar farms, and the destruction I see of the water, the drainage systems, the destruction that I see within the ag soil, the disrespect for the landowners, that's the biggest thing that I see. And I see, you know, I know from a fact, having a wind tower out here on 500 and 32, when that went down, when the tornado came through this spring, that was supposed to be cleaned up to the point that there was not supposed to be any fiberglass and things left behind. And I can take you out there. I've got pictures on my phone I can show you now, where that is not cleaned up. There was actually gravel put on top of that and grated in to where the fiberglass stayed in. I know they do not keep up to their end of the bargain. You know, and I think, going in on agricultural land, I think we need to take a look at where we're going and why we're letting this continue to destroy our agricultural land. Thank you.

Dave said okay. Anybody else? State your name and address for the record.

John Bell said I didn't bring a pen. Meeks, can I borrow your pen please, sir? Thank you.

Meeks said oh yeah. Just keep that up there. I've got another one.

John Bell said my name is John Bell. I live at 4256 East 700 North, Union City, Indiana. I own 70 acres that is going to be completely surrounded by solar panels, okay. I was not for them. I've been told there's nothing I can do to stop the solar farm from coming in. The reason I'm sitting here speaking to you today is because that farm was my retirement, okay. Who knows what that property value is going to do based on the solar farms coming in? It could go up in value. It could go down in value. For me to sit here and say that I'm in favor of a tax abatement for a solar company that's going to possibly negatively affect the property value that I have that was my retirement, and then probably get a double whammy because if the abatement is there, the tax revenue has to be generated from someplace like Jerry Warren said. Is my property tax going to go up and I'm living in the middle of a thousand acres of solar panels? Somehow, that just doesn't seem equitable to me. That's my speech.

Dave said okay. Thanks John. Come on up Rex.

Rex Fields said good morning gentlemen. Rex Fields, you need the address?

Dave said yeah, sign the paper there too.

Rex Fields said State Route 28, Union City, Indiana. I've learned a lot in the last week. It's like almost information overload. I'm a farmer, Ward township, some Jackson township, some Darke County, Ohio. I'm not in favor of the solar farm, but I do understand rights to property. We started the meeting with a wonderful prayer about loving your neighbor, doing what's right. My family history here in Randolph County goes back to 17 years after the state was made a state of Indiana. That's how long our family has been here. Our family has been farmers for decades and decades and decades. I don't know how many generations. I was fortunate enough to move back into this county and raise a family. You guys got a really big task ahead of you to sort this all out. And I guess I would ask you to put a lot of thought into it. The size of these solar fields have different influences. A lot of them are on the negative side for the people that live there. It would change

their lives pretty much forever. You guys just got just a huge task in front of you. Sort it out, make sure it's right for the term of generations. So, have a good day.

Dave said thanks Rex. Anybody else? Okay, now I'd entertain a motion to close the public hearing.

Bev made a motion to approve. Scott seconded the motion.

Dave said it's been moved and a second, we close the public hearing and open our regular meeting, and first item on the agenda, EDPR. Do you want to respond?

Meeks said well I think the first one is the Headwaters, so we want to reschedule that one. I think that would be the first order of business, right, on resolution 2025-07. So, you'll want to schedule another public hearing for that on March.

Dave said okay. March 4th. Okay. Be scheduling a public hearing on 2025-07 resolution, Headwaters III final abatement on March 4th at 9:00 o'clock. Okay, can we move forward then?

Meeks said somebody needs to make.

Greg made a motion to approve. Mike seconded the motion. All aye votes. Motion carried.

Meeks said now if you have for Headwaters then.

Dave said okay. Now, the questions come. Does Headwaters have any response or any?

Brad Dilger said for Headwaters or Riverstart?

Resolution 2025-08 – Riverstart Solar park V Final abatement

Dave said oh, I'm sorry, Riverstart.

Brad Dilger said I'll try to address a few of the comments that were made during the public hearing portion. Regarding how the numbers are developed or calculated, those are done in conjunction with Baker Tilly and I'm happy to share that report as it's public record. It was part of the initial reading, the preliminary and happy to share that, or council or the commissioners can share that as well.

Meeks said just to interject.

Brad Dilger said go ahead.

Meeks said just to let the public know, November 27th, 2024, that's that Baker Tilly report. It does an analysis of the tax abatement that shows the tax impact on both of those townships. That's available. I have it here. But it's available at the auditor's office also for anybody. So, instead of getting it from the company, you can get it from the county at the auditor's office or I guess you could email me and I could send that also, you know, that's a public record. I just wanted to tell everybody that. That's been out there for actually, this is their 2nd report because I think there was

one some time. Maybe I'm thinking of the Headwaters that was before that. There's a similar one for both projects.

Brad Dilger said so, just, again, as Meeks said, that information is available at the auditor's office. Regarding just the amount of renewables in the county in our EDPR renewables presence, you know, with Riverstart V, this will comprise roughly two to two and a half percent of the available land here in Randolph County. So, it's a fairly small percentage but just wanted to put that number in comparison to the USDA tillable acres here in the county, and what our projects take up from that farmable land. Regarding dates of the agreements, those were actually signed on December 16th, so it was a bit earlier than the December 31st date. And we presented and the commissioners voted to move forward with those agreements, that is also on public record as far as the timing goes. Regarding MSDS, those are, those sheets are filed with our permit applications and again, public record. Those can be researched at the Planning Commission's office and our review is part of our permitting package. And yes, with, you know, the relationship with the operation, with Randolph County in our operations presence here, with both Headwaters and Riverstart, we've always viewed Randolph County as a partner in renewable energy, and would continue, will continue to bolster those relationships in the future, if the county will have us. Regarding drainage, we do extensive drainage studies before the project, during the project, and after the project, and have local drain tile contractors helping us with that, people who know the area, who know the needs of the area, and part of our agreements state that we will bring the drain tile to a workable condition both during and after the project. So, we feel like we do everything we can to make sure that we are not negatively impacting the property. So, I feel like we do a very good job respecting the landowners' needs and work with neighboring landowners if there are drainage issues that are created by our presence. Regarding property values, we've, as the gentleman indicated, property value can go either way. We have many reports that show property value does go up. But, no one knows what's going to happen in the future, but feel very positively about increasing property values in our project areas. And generally, long term, as I mentioned before, we've always had a great working relationship with the county, with the residents, and we try our hardest to be good community members, you know, through many different initiatives that we have with community organizations and just general outreach that we have. So, again, as we partner with Randolph County and we try to fulfill the energy needs of the local area of the US, we are proud to be partners with the county and look forward to future project growth.

Dave said any questions for either one of them here to discuss, any council?

Meeks said I will interject. I will say that this project didn't just come up in December of 2024. We've been looking at this for quite a while.

Matt Dirkson said can you speak louder?

Meeks said yeah, I can. I just want to let everybody know, this didn't come up just in December of 2024. This has been going on for quite a while. So, lots of concerns from the citizens, and I really think most of those, I won't say all of them, has to do with our ordinance. And that really needs to be addressed at the Area Plan and that new committee. If we don't like our ordinance, then we need to change the ordinance per the plan. And really, this body doesn't have a lot of say over ordinance change. So, what would happen is the Area Planning could initiate a change in our Solar ordinance. What happens then, we have a unified zoning ordinance, which means in every community gets

their say and what they think that, you know, it would be, and it goes back and forth. That goes in front of the commissioners.

Matt Dirksen said so, can I just make one comment?

Meeks said it's up to.

Matt Dirksen said I understand this was done, you know, you said it's been going on a long time, but my biggest frustration, how many projects got signed off on December 31st?

Meeks said this on was the 16th. It was the final resolutions. I can tell you that those drafts of those documents were going back and forth for quite a while before that.

Matt Dirksen said but they didn't have to be signed quickly before the commissioners went out.

Meeks said I don't think it was signed quickly, Matt. You can think that. I would just say that it went back and forth. You can ask the commissioners. I don't feel that way, but, I can see where you would think that. I mean, I'm not going to say your concerns.

Matt Dirksen said well considering I had already contacted Gary and said could you please hold off because we wanted to address the ordinance that you said is kind of flawed.

Meeks said I didn't say it was flawed. I said if you want to change the ordinance, you have to go through the process. I mean, if you don't like the ordinance, you need to change the ordinance. But this body doesn't really have that authority to do that.

Dave said Tom?

Tom Kerns said I might make a comment, when Meeks talking about the ordinance, there is a committee and everybody on this board probably doesn't know, a committee formed as of the first of the year that is meeting weekly to look at the solar ordinance and go through it at this time. So, that is happening right now. So, we're meeting every Wednesday night to go through the Solar ordinance, so, step by step to go from there. And it is represented, some of these guys, you know, members of the community, members of the governing body. So, it's pretty well represented.

Dave said okay. John, real quick.

John Bell said and what, you were saying, okay, I understand that there's a committee that's looking at the ordinances. This solar farm that's going in, and the one that's going in, in the western part of the county, will they not be grandfathered in because they were approved under the prior zoning restrictions?

Meeks said they will be under the rules that are in place today.

John Bell said so, yeah. To your point, we can have a committee, but how many more solar farms are going to go into Indiana, once we have now three or four already scheduled?

Meeks said well I could say after, there's been no presentations or anything else other than these two projects that I know of. And usually those things are, we would know within a, I mean it's years, I don't know. If somebody came today, we'd be not approving agreements for at least a year. So, it takes quite a while to get those things approved. But, I can tell you that, we're not working on anything else.

Matt Dirkson said can you answer to the effect that Duane Monroe, the commissioner in Jay County said talking to his attorney, they said at any point in time, if they are worried, they have concerns, and they want to pump the brakes, he shared with them that they can put a moratorium until things are addressed?

Meeks said we have, I cannot speak to Jay County, I'm not going to.

Matt Dirkson said but can you speak to whether a moratorium or not or pump the brakes?

Meeks said but I can say we have a unified zoning ordinance and any change that comes from that unified zoning ordinance either needs to come from one of the governing bodies asking the Area Plan to change it or the Area Plan changing it and then sending it to the bodies. There was a moratorium done years and years ago, before I did on the landfill. And my understanding, that didn't really work out very well for the county. There's a landfill now. But I don't know the details of that. I just know that there's a landfill now.

Matt Dirksen said but moratoriums have been done before?

Meeks said I believe, I believe, and I, again, don't know the details of that. But I will tell you there was a moratorium on the landfill and we have one, so, didn't really work on that one. And I don't know the details.

Dave said we also had a work moratorium on CAFO's a few years back.

Meeks said didn't work real well either.

Dave said didn't work well at all, so.

Meeks said but our experience, my experience are those two experiences with moratoriums and both times they did not go well for the county.

Dave said we need to wrap this up here in a little bit.

Meeks said yep, I'm sorry.

Dave said that's okay, discussion. Are there any questions from the county council? Do you want to take a vote on this today? I guess that's our question next. And if so, I need a motion to approve or disapprove.

Larry Preston said just real quick, to Meeks' point, there's not any future plans for more solar or windmill farms for you guys in Randolph County?

Brad Dilger said yeah, Headwaters III has a project plan and that's, you know, will be discussed at the next council meeting. We do have, we do have future development you know, that's further down the road, and if there is any, if there any ordinance changes, you know, we would follow those ordinance changes and you know, be in compliance there.

Tom LoTurco said yeah, I can probably add to that. My name is Tom LoTurco. I work with Brad and I'm responsible for our business east of Mississippi throughout Canada. I can tell you that Riverstart V is the last project that we have that has inner connection certainty for solar. All of the other projects that we have even contemplated in the area have significant inner connection hurdles, and that means that they will take a very, very long time to mature, which means that anything that will happen with ordinance, they will be subject to a future ordinance. So, just wanted to alleviate concerns.

Jerry Warren said are you saying then that just the solar farm is on the windmill project and the western side of the county is not on? Is that what you were saying?

Tom LoTurco said I don't think I understand the question.

Jerry Warren said okay. You were addressing what was in process.

Tom LoTurco said that's right.

Jerry Warren said so, is the windmill farm on the western side of the county in the process?

Tom LoTurco said the Headwaters III?

Jerry Warren said yes.

Tom LoTurco said yes, that's right.

Jerry Warren said it is done then, that is in process?

Tom LoTurco said it's in process and the abatement will be considered on March 4th.

Wynter Wagoner said yes.

Wynter Wagoner said yes. That one has been like Meeks mentioned, with the commissioners probably 2 to 3 months in the fall, between October and December when those agreements were approved. And yeah, then we came here with the council for the abatements now. And that's the one that will go to the final next month.

Dave said okay. County council, any other questions? What's your wishes for today?

**COUNTY COUNCIL OF RANDOLPH COUNTY, INDIANA
FINAL ECONOMIC REVITALIZATION AREA RESOLUTION**

Resolution No. 2025-08

REAL AND PERSONAL PROPERTY TAX ABATEMENT

WHEREAS, Riverstart Solar Park V LLC (“Riverstart V”) has received from the County Council of Randolph County, Indiana (the “Council”) a ten-year real property tax deduction period and a ten-year personal property tax deduction schedule for a proposed solar energy conversion system project of approximately one hundred (100) megawatts of new generating capacity, which will include real property redevelopment or rehabilitation and installation of new manufacturing equipment under Resolution No. 2025-03 (the “Project”);

WHEREAS, Riverstart V has advised the Council that it intends to construct the Project in Ward and Jackson Townships, as further described in the map attached to Resolution No. 2025-03 as Exhibit A (collectively, the “Development Area”);

WHEREAS, the Development Area has been designated an economic revitalization area (an “ERA”) for purposes of permitting such deductions;

WHEREAS, the property within the ERA, as depicted on Exhibit A, is the real property (the “Real Property”) upon which the new manufacturing equipment will be located;

WHEREAS, Riverstart V has advised the Council that the Project will involve significant investment in new manufacturing equipment on the Real Property;

WHEREAS, Riverstart V submitted to the Council a form SB-1/UD, Statement of Benefits in connection with the Project, and provided all information and documentation necessary for the Council to make an informed decision (the “Statement”);

WHEREAS, the Council is authorized under the provisions of I.C. 6-1.1-12.1-1 *et seq.* to designate areas of the County as an ERA for the purposes described herein;

WHEREAS, the Council has considered the Statement submitted by Riverstart V and has conducted a complete and proper investigation of the Real Property and determined that the area qualifies as an ERA under Indiana statutes;

WHEREAS, the Council has considered the following factors under I.C. 6-1.1-12.1-17 in connection with the Project:

1. The total amount of Riverstart V’s investment in real and personal property under the Project;
2. The number of new full-time equivalent jobs to be created under the Project;
3. The average wage of the new employees under the Project compared to the state minimum wage; and
4. The infrastructure requirements for the taxpayer’s investment under the Project;

(collectively, the “Deduction Schedule Factors”); and

WHEREAS, Riverstart V and the Council intend and understand that in the event that the Real Property is designated an ERA, pursuant to I.C. 6-1.1-12.1-2(i)(6), any real and personal property tax deductions received by Riverstart V would be subject to conditions more particularly described in that certain economic development agreement to be entered into by Randolph County, Indiana and Riverstart V with respect to the Project (the "Economic Development Agreement").

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 retained as a result 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 or whose employment will be retained 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 employment, both temporary and permanent, 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 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 an abatement schedule under I.C. 6-1.1-12.1-17, including a ten-year real property tax deduction period and a ten-year personal property tax deduction schedule as specified herein.
7. That the Deduction Schedule Factors in connection with the Project justify granting the deduction schedule for both real and personal property under I.C. 6-1.1-12.1-17 as specified herein.
8. That the Real Property constitutes 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 all of the conditions for the designation of the ERA and 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.

2. That the Statement submitted by Riverstart V is hereby approved.

3. That the Real Property is hereby designated as an ERA pursuant to I.C. 6-1.1-12.1-1 *et seq.*

4. That all prior actions of the Council as reflected herein are hereby confirmed, and Riverstart V is entitled to real property tax deductions under I.C. 6-1.1-12.1-4 for the proposed redevelopment or rehabilitation of the Real Property as part of the Project for a period of ten years and in accordance with the following abatement schedule under I.C. 6-1.1-12.1-17, and personal property tax deductions under I.C. 6-1.1-12.1-4.5 for the proposed installation of new manufacturing equipment as part of the Project for a period of ten years and in accordance with the following abatement schedule* under I.C. 6-1.1-12.1-17, (all as in effect on the date hereof):

YEAR OF DEDUCTION	% ABATED
1	100%
2	100%
3	100%
4	100%
5	100%
6	100%
7	100%
8	100%
9	100%
10	100%

* for any aggregate cost of real property improvements and new manufacturing equipment in excess of One Hundred Fifty-five Million Dollars (\$155,000,000), Riverstart V shall receive deductions in the following amounts, expressed as a portion of the assessed value: (i) first year - 100%; (ii) second year - 90%, (iii) third year - 80%, (iv) fourth year - 70%;

(v) fifth year - 60 %; (vi) sixth year - 50%; (vii) seventh year - 40%; (viii) eighth year - 30%; (ix) ninth year - 20%; and (x) tenth year - 10%.

5. That the Council has held a public hearing for the purpose of receiving remonstrances and objections after public notice thereof, all as required by law.

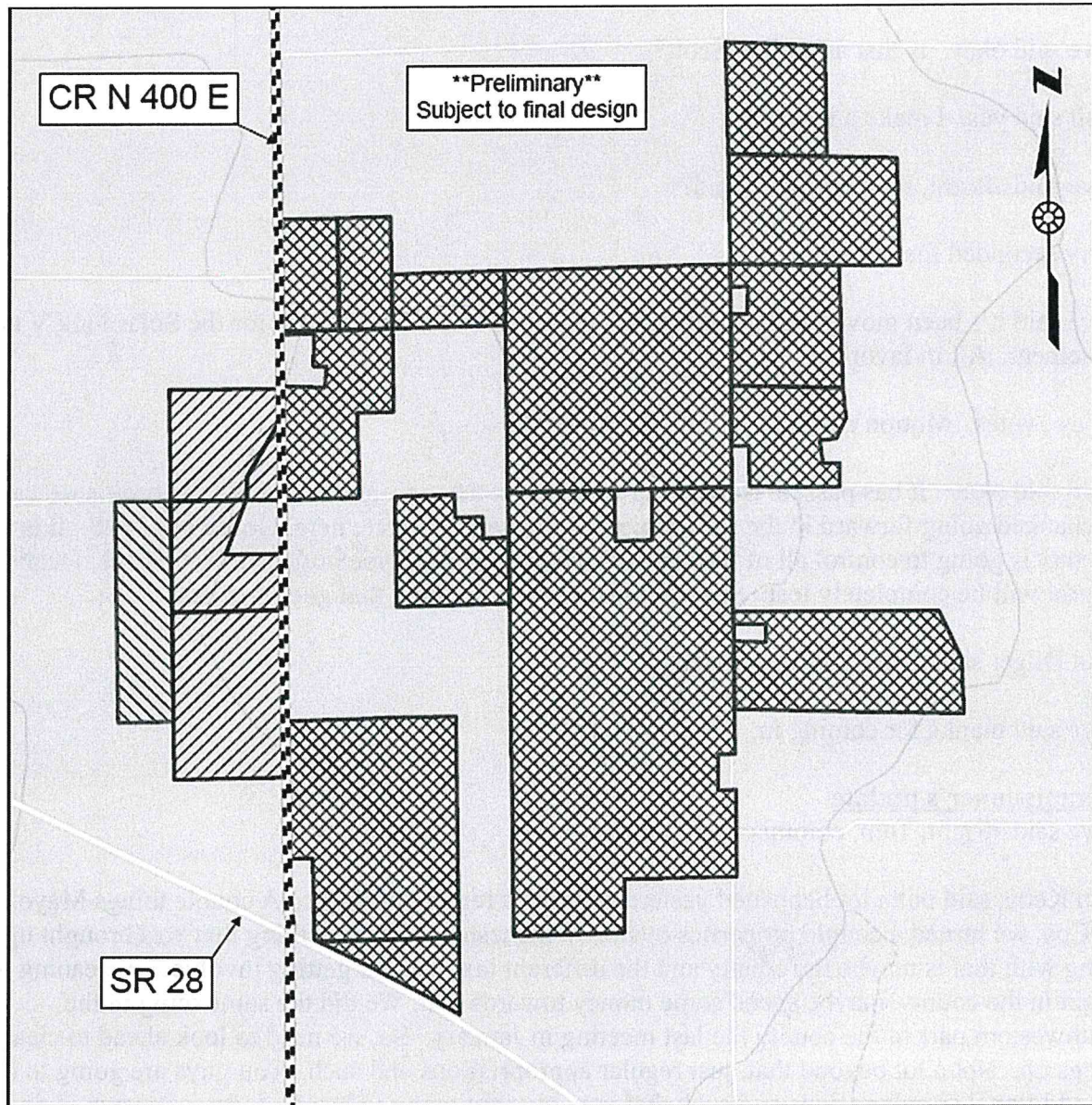
6. That this Resolution shall be effective immediately upon its passage.

7. This Resolution is supplementary to and in addition to any prior resolutions and, to the extent any prior resolutions are inconsistent herewith, they are hereby modified.

8. That, notwithstanding anything contained herein to the contrary, the granting of the tax deductions described herein is conditioned on and subject to the terms in the Economic Development Agreement between Riverstart V and Randolph County.

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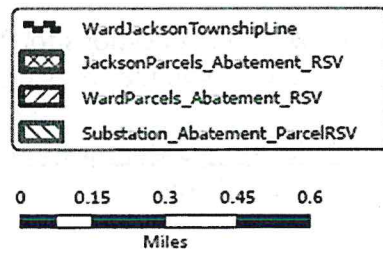
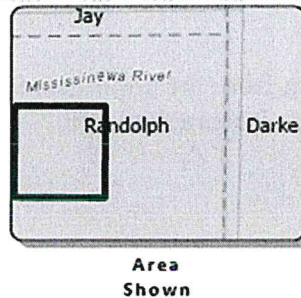
DEVELOPMENT AREA



edp
Renewables

**Riverstart Solar
Park V LLC**

Date: 10/14/2024



Scott said I feel under the current ordinance, I don't see any way we can deny the approval of this project, Riverstart V. I think we should move forward with a vote to approve this. If they want to change the ordinance in the future, that needs to be done through the Planning Commission.

Dave said okay. Is that a motion, Scott?

Scott said yes. I make a motion.

Dave said alright, do I have a second?

Larry seconded the motion.

Dave said it's been moved and a second, we approve resolution 2025-08 for the Solar Park V tax abatement. All in favor?

All aye votes. Motion carried.

Dave said okay. It has passed. Be moving forward on this one, and hopefully the ordinance can be changed going forward in the next project. I do want to iterate here, House bill 1628. It is a bill that is going to control all of the state of Indiana on these type projects. If it passes, local control will be completely lost. So, we'll just have to see how that goes this year.

Brad Dilger said thank you very much.

Dave said thanks for coming in.

Commissioner's update

Dave said alright, Tom, commissioner update.

Tom Kerns said not a lot happened yesterday besides regular business. A couple things Mayor McCoy, we turned a couple properties over to Winchester. Then one thing that was brought up along with that is maybe the county and the different tax districts getting involved in cleaning up blight in the county, maybe spend some money towards that. We did the same thing in the southwestern part of the county the last meeting in January. So, we need to look ahead to clean things up. Not a lot beyond that, just regular appropriations and such. You guys are going to do the additional appropriations and such that you guys are going to handle today anyways. I don't have any questions?

Dave said okay, any questions for Tom from the commissioners' meeting? Okay. I heard that there were four of you there yesterday. I appreciate that.

Randolph County United update

Dave said okay. Andy.

Andy Fahl said morning council. Just a short refresh from the last time I was before you. Of course, we're in the search of a new director. It was a month ago. We've had interviews, executed those. We executed the second round of interviews and we have a selection for Economic Development director, and they have accepted. Scott was there at the meetings. We think we've got a good selection. We're still in conversation to put a bow on it, salary, start time, etc. So, we've made huge progress there. And also want to make the council aware the last meeting I stood in for the carbon capture lawyers that didn't, were on the agenda, but weren't here. Scott and I have had two meetings with them recently, and it's moving forward again. I'll reiterate that you will hear from them in the future. I've talked, we've talked to Vault 4401 and their lawyers. But I would say obviously, now, and you'll probably hear from them in March. But that project is still viable and moving forward.

Dave said okay. Any questions for Andy and RCU? Alright. Thanks Andy.

Andy Fahl said you're welcome.

Brenda Tharp – Treasurer's report

Dave said Brenda.

Brenda Tharp said good morning. What I gave you is the board of finance meeting that we had in January with the commissioners. You guys wanted to hear how much we made last year. In investments in Trust Indiana, we have 44 million. And in First Merchants, we have 2 million. So, in our Trust Indiana, our income earned for the year was \$2,194,036.44.

Dave said pretty good.

Brenda Tharp said good interest rates there. It's kind of gone down. It's not quite as good, but we'll see how things go for this year. Kind of gives you a daily yield what Trust Indiana was in December, just to kind of give you an idea where it's going. In the First Merchants bank, the interest paid on that was \$1400. That is an account where we can get to the money quickly. I'm kind of looking into maybe going, taking that out and seeing if I can get it at a higher rate somewhere else. I'm looking into Merchants Bank of Indiana, different things. I'm seeing what I can do with that as far as those go. Then I just gave you the investment policy that the commissioners did. So, that's, I knew you guys wanted an update on how much we actually made last year.

Dave said so, what is the interest rate on First Merchants Bank? Trying to find it real quick.

Todd said it's .07.

Brenda Tharp said I know it's on here somewhere.

Todd said it's right there with the yellow highlight of \$1,400.00

Dave said oh, I see it.

Brenda Tharp said yes, there it is.

Dave said .07.

Brenda said I knew it was there somewhere, so, yeah.

Dave said yeah, I think Merchants Bank does, is right at 4.25 right now.

Brenda Tharp said yeah so, yeah. I'm looking into maybe transferring it to them.

Dave said make a little more money?

Brenda Tharp said yeah.

Larry said some of that hinges on your ability to have access to the money quickly.

Brenda Tharp said right. Trust Indiana is where we can get to the money. I mean, I can put it in one day, take it out the next day if I need to.

Todd said it looks like on the statement they have a 2-million-dollar minimum balance on the account, right?

Brenda Tharp said uh huh, yes.

Todd said so, I mean, that's locked in for them. I would think that they would be willing to pay a little bit more than .07.

Brenda Tharp said yeah.

Todd said that doesn't seem fair.

Todd said either you don't have a minimum balance or you have a higher rate, but not both.

Dave said I agree.

Brenda Tharp said yeah. I'm looking into that.

Dave said okay well very good Brenda. Very good report. Any questions for Brenda?

Brenda Tharp said anything else?

Dave said thanks for coming in.

Brenda Tharp said thanks.

Joe Copeland – Bridge 42

Dave said Joe Copeland, you're next.

Joe Copeland said good morning. I revised the plan. I took a bridge off and added a bridge. We have a large culvert on 750 North, and it needs to be replaced with a bridge so I added in bridge 42.

Dave said you're supposed to be taking bridges away.

Joe Copeland said this is funny because it's such a large culvert. It was just a few inches under 20 feet, which made it a culvert. It was that big.

Dave said that's a big culvert.

Joe Copeland said now there was a request for maps like I'd made before at the last meeting. I put a map together showing where those bridges are located, the bridges we have completed, whether it was bridge deck overlay or a replacement or a super structure replacement. On the long range planning, you'll see over on the left side I have darkened two of the bridges, bridge 85 and 212. Those are two structures I would like to ask for wind money or other money for coming up in the future. The pink areas, highlighted areas, are those with, currently with wind. There were 3 bridges that we asked for Federal funding on and that was bridge 114, bridge 303 and bridge 284. That was submitted in November if you remember. We probably won't hear anything about that until next month, whether we get it or not. I was asked at a meeting with INDOT if we could match, come up without match, and I said yes, we can come up with the match. So, that was a good sign that they're asking that question for it. So, hopefully we get, last several calls, we've gotten one bridge. We've submitted three, got one. So, hopefully, that'll change. The wind on the map also includes those that I submitted in November on here. And if you have any questions about that, let me know. The, like I'd said before, the yellow on the plan is our share of the construction cost. INDOT requires us to put up our 20% share. Everything in blue is reimbursable, 80%.

Todd said one thing I just wanted to show, I have a map from a couple years ago when you came and all the pink ones on here that are now blue we paid for by windfarm money. So, I, you know, we can't really argue with some of the things that were said this morning, but the money that we receive through those programs has been for the last decade, reinvested in the community that we live in, in a positive way for all the people that live here and the infrastructure that we enjoy is much better as a result of those permits. I find these maps really telling this because it gives you a way to see what's happened from windfarm money. Not all of it was windfarm. Some of these are not that color, but the pink ones on the last map I had indicated that it was paid for at least partially by windfarm money. And I see on the agenda today, we've got another big chunk of money that we're going to vote on to move to that direction again.

Dave said right. And you know, I agree with you, Todd. The original intent of that Solar Farm monies were for roads, bridges and drainage. And I think we're doing a pretty good job about getting that accomplished. People don't realize we have about 206 bridges in this county, and we have assets of over 500 million dollars right now. And I'll bring the report next month to you

guys showing those assets that we're responsible for. And that's why it's so critical that we use those monies for what the original intent was for.

Joe Copeland said I appreciate that too. Another county I work in is not in this good a shape. Let's put it that way. And I'm searching for money. They're thinking about bonding some money just to try to keep, try to keep up. Right now, we're in a situation we're not keeping up. So, yeah, it's, you're going to see bridges with lower load limits and even closures at some point in time if they don't come up with some money.

Bev said Joe, I have a question.

Joe Copeland said sure.

Bev said bridge 85 and 212 that are grayed out, does the PE, is that projected expense?

Joe Copeland said yeah, it's projected.

Bev said okay. That's it.

Joe Copeland said we know, I know, I put it in there that the PE was \$508,000 on 212 and \$324,885 on 85. But some of that money has already been spent. So, this is the remainder of that total, what I show on here, because I always looked up at the end of the year, how much left, we have left, left on contract, and then I divi it. You know, it's kind of a shooting match just to try to figure out when those bills will come do.

Bev said got it.

Joe Copeland said try to guess close as you can. One other thing, there's an additional appropriation for Cum bridge today, and it's rather extensive and I think this will help. Some of the numbers that show there are the actual account numbers and there's not really an explanation of what bridges those are or where they are, and this will help clarify I think, some of that. Up around 2.4 million, but the thing is, if you look at the reimbursement, if we spend it, we'll get back \$761,680.00 I'm figuring. But if you don't spend it, you don't get it back. But, you spend it, so. But you can see that some of these are bridge inspection, bridge deck and overlay, repair and overlay and the different numbers of the bridges on here.

Dave said now you realize that, I'm pretty sure you realize we don't have enough, it's about 2.2 million on the what you're asking in Cum bridge.

Joe Copeland said that's fine.

Dave said okay.

Joe Copeland said we'll be fine. There's some, Motor Vehicle Highway, they use some of that for some of the bridge repairs here in the last couple of years. And we're trying to use that MVH money for large culverts. I'm looking at 8 or 10 right now trying to size them and get them

ready to go. There're some really bad culverts out here. And they're 12 feet, 16 feet spans and you know, they can be pretty dangerous. And if you've noticed, there's load limits on some of them now too. Trying to get those replaced so we can take those load limits off for the farmers. Alright. Any questions?

Larry said so you're saying if we ask for 2.2 million, the 700,000 would be reimbursed back to us of the funding?

Joe Copeland said yes, pretty much, yeah. Everything in blue on that sheet is reimbursable.

Larry said okay. Thank you.

Dave said thanks Joe.

Rhoda Davis, Community Corrections grant request

Dave said okay, Rhoda, you're up next.

Rhoda Davis said good morning. Some of you may not recognize me. You're new and I don't know you either, but I'm Rhoda Davis, the director of Community Corrections and I'm here to, let's see, I asked permission from the commissioners to write the grant for our department. And I'm coming to you with the same request.

Dave said amount requested if \$218,700.

Rhoda Davis said yes and it's the same amount.

Dave said same amount from last year?

Rhoda Davis said yes. There're no changes.

Todd made a motion to approve. Mike seconded the motion. All aye votes. Motion carried.

Dave said okay. Thanks.

Sherri Thompson, Health Department grant request

Dave said okay, Sherri.

Sherri Thompson said good morning. I'm here today to ask permission to apply for a grant to bring a mammogram mobile unit to Randolph County, and that is to help serve the community that is under served or no insurance, that type of thing, so that they can get their needs met and not have to worry about paying for it.

Dave said okay. And this comes out of?

Sherri Thompson said it's actually a grant we would be applying for.

Dave said okay. A special grant.

Sherri Thompson said yes.

Dave said besides the grant monies you already receive.

Sherri Thompson said yes.

Greg said how much, how many

Sherri Thompson said they'll grant four counties the money and it can be up to \$10,000.00. And that's to help with even, you know, gas, transportation, cost of the test itself, those things.

Dave said okay. Any questions for Sherri?

Greg said is this something you guys will operate?

Sherri Thompson said uh no. They will come in and operate. We'll be there to help facilitate anything that they would need, but they would bring the truck in and do all of the testing.

Greg said so as far as the county is concerned, there would be no monies out for additional training or anything?

Sherri Thompson said no, absolutely no.

Dave said any other questions for Sherri? Entertain a motion to approve this grant.

Larry made a motion to approve. Bev seconded the motion. All aye votes. Motion carried.

Dave said okay, anything else, Sherri?

Sherri Thompson said no, I don't think so.

Dave said alright. Thanks for coming in.

Sherri Thompson said thank you.

Other Business:

Art Moystner, Randolph County Sheriff

Dave said Sheriff, you got anything?

Art Moystner said I apologize. I'd sent an email out to commissioners last week. I just wanted to make sure I'd sent it out to council today, just to keep everybody in the same loop. So, if you guys have any questions on that email, reach out to me. Other than that, this morning, I don't have anything unless anyone would have questions for me.

Greg said I've got one for you Art.

Art Moystner said perfect.

Greg said I'm going back a couple, three meetings. I was in the audience then.

Art Moystner said okay.

Greg said you were here requesting money to put into your cars, I believe, so you would know where they were at.

Art Moystner said the, what we did was, I'd asked for an advance. Every year, we budget to purchase cars and I'll do the same thing when it becomes budget season again. The council at that time approved giving me, or approving money to pick up cars that were already in. Those three cars are in. They are in the process of getting upfitted. We are trading out some cars, so I'll have some money that goes back into county funds once I'm able to sell the cars that we're replacing.

Greg said my main question, you made the statement when we were, in that request, that part of the time the officers did not have contact with dispatch. Is that correct? Like an hour or so of a night or something, if I understood it right.

Art Moystner said I guess I'm not understanding your question. Were we talking about the GPS pucks that I'm putting in the cars?

Greg said no, no, we're talking about the radios, the radio transmissions that you have.

Art Moystner said we've had no issues with our radio transmissions from the car or our portables.

Greg said I must have misunderstood then.

Art Moystner said then I apologize.

Greg said well, I can't hear back there, so, that's not your fault.

Art Moystner said I know one of the things that we'd commented about was I had a couple officers that were off radio. Their portables had died. They didn't realize it.

Greg said oh, okay.

Art Moystner said and we weren't able to reach them. One of the things the county has assisted me with money-wise is to put GPS units into the vehicles so if we lose contact with an officer, we have the location of their vehicle so we can go someplace and start looking for them. That's still in the works. We're still working on that. But that might have been where that conversation came from.

Greg said yeah. I'm glad to get this cleared up.

Art Moystner said yeah. That's the only thing that I recall, but no, we have great radio communications. We spent, how many years has that been, Dave, four?

Dave said four probably, four or five years.

Art Moystner said yeah that we put in a radio infrastructure here and it's worked wonderfully. A good example, that was the tornado we in March of this past year. We were able to communicate quite well.

Greg said okay. Well, I'm sorry. I misunderstood and I wanted to get it cleared up in my head.

Art Moystner said no you're fine. And anyone that would have questions on the council, whether you've been in here a while or not, reach out to me. If you don't have my personal cell number, I'll give it to you. But I don't want you to go time between and not have answers to questions with regard to officers or things that are happening in the county.

Greg said I'll admit it must be because I couldn't hear everything that was said.

Art Moystner said well I apologize if I put something out.

Greg said I'm hoping we'll get that rectified here. Thank you.

Art Moystner said you're welcome. Does anybody else have any other questions? Thank you.

Dave said thanks sheriff.

Minutes of December 30, 2024 and January 7, 2025

Dave said okay and the next thing we have on our agenda are the minutes of December 30th and January 7th meetings. Entertain a motion.

Todd made a motion to approve. Bev seconded the motion. All aye votes. Motion carried.

Redevelopment Commission appointment (Jeff Oswalt)

Dave said okay. We'll go on to the next line item, the Redevelopment Commission appointment. We don't have anything on that today. So, we'll pass that.

Union City Library appointment

Dave said next thing is the Union City Library appointment. It's a, they would like to see a Brent Cotter appointed to that position. Entertain a motion to do that.

Bev made a motion to approve. Mike seconded the motion. All aye votes. Motion carried.

SB1 South Salem Solar

Dave said next item we have on the list is the SB1 for the South Salem Solar. That's a state report they have to file. It's state form 51764. Entertain a motion for that.

Todd made a motion to approve. Mike seconded the motion.

Greg said what else does that consist of Dave?

Meeks said it's actually a state form. But, you send it over. It tells you how much their investment is.

Greg said oh, its just a financial report?

Meeks said basically, yeah, tell you how many people they're employing.

Dave said that's an annual thing I believe, they have to file.

Meeks said you don't get your tax statement unless you file it.

Greg said okay.

Meeks said I'm not even sure of, we approve it, but it's more of a managerial thing. I don't think we can. If you don't want the tax abatement, not approving it, they just have to file it.

Sherri said Todd made a motion. Mike seconded.

Todd said I think we just need to vote. Do we have a second?

Sherri said yeah Mike seconded it.

Dave said all in favor?

All aye votes. Motion carried.

Meeks said I wondered why you guys have to approve when they used to do that, but that's what the form says, so.

Sherri said nobody else pushes for it to be signed, but they have.

Meeks said yeah, as long as they file it, they don't really, I did my duty, right, if they file it, if you have a company at least.

Encumbrances 2025

Dave said okay next thing we have is Encumbrances for 2025. It's just a list of things from prior year, to move forward for 2025. You guys want to see this? This one of the things that was emailed to you earlier.

Todd said can you explain encumbrances again for us, what that means, how it works? I always get a little confused.

Sherri said its money leftover in the fund that goes to the next year.

Todd said so it's just carrying forward money from the prior year to the current year?

Dave said on a line items, yeah.

Bev said so, we're not signing or are we signing?

Dave said we are. I just wanted to see if Greg wanted to take a look at it. That was part of the email sent out, meeting materials on Friday.

Meeks said it used to be a lot of times they would have ordered something and it wouldn't be in until January but you had budgeted it for the previous year.

Todd said doesn't affect the current year budget in any way, right?

Dave said it's already allocated pretty much. We'll do a motion here then we can sign it. Entertain a motion to do the encumbrances for 2025.

Bev made a motion to approve. Mike seconded the motion. All aye votes. Motion carried.

Indiana Broadband support letter

Todd said in this Indiana Broadband support letter, it specifically mentions the southwest corner of Randolph County, which is where we're seen New Lisbon run a lot of, I assume it's New Lisbon run, because that's who you're supposed to call if you want to hook up to optic fiber. But the letter is to Comcast. So, I was a little confused as to why we have a request out to Comcast for an area that already seems to be developed by New Lisbon. Are these the same regions or, I mean, I read the letter. I was just confused by it so, if someone can explain it. Is our commissioner gone?

Dave said yeah, Tom is gone. I do know it was brought up in the commissioners' meeting.

Larry said it was approved yesterday.

Todd said yeah, so, why are we asking Comcast to come in and cover an area that New Lisbon just got through covering?

Larry said that question wasn't asked. I can tell you that.

Scott Fisher said are asking Comcast or is Comcast asking us?

Mike said Comcast is asking us.

Todd said well the letter was to Comcast with signature lines at the bottom from the commissioners and ourselves. So, it appeared to be a letter we were sending to Comcast.

Dave said Comcast was back in here in December at the commissioners' meeting talking about this. They were awarded a certain area of the county to perform the broadband.

Todd said and that's the way it read to me too, and I'm just confused as to, I mean, I guess I need to go to commissioners' meeting, but I'm, why that region, because I live in it. I mean, so does Greg. We've seen them going up and down all the county roads through there now covered with optic fiber and New Lisbon is advertising for people to connect to it.

Dave said do you think this is the same area?

Todd said it says southwest corner of Randolph County.

Dave said I do know there're several different companies in Randolph County that have, have gone through the Federal government to apply for those grants.

Todd said there surely wouldn't be any overlap, but I just think it would be worth checking, because it would be silly to.

Meeks said I thought it came up that there wasn't an overlap at the meeting, but I'd have to go look at those meeting minutes.

Todd said there is an overlap?

Meeks said is not.

Todd said is not.

Dave said I don't think there can be.

Meeks said in my understanding from that meeting, but I'd have to go back to the minutes. My understanding was that not existing.

Todd said alright, well as we go forward with this, let's kind of keep our eyes open to that because I'm just really thought it was odd that, when you, it's not Randolph County, not that big, southwest is pretty clearly, you know, Union township and a lot of those roads were just recently, within the last year, optic fiber was run, New Lisbon is advertising for subscribers. So, we have coverage in rural area that we didn't have before. I assumed it was part of a grant or some sort of government program, but.

Dave said it's a Federal and State program.

Todd said yeah.

Dave said and I think we get weekly updates from Indiana Broadband emails. What would you like to do with this today?

Todd said well, we've been asked to sign this letter today.

Dave said it's on our agenda, yes.

Todd said well, I mean, I don't know if there's any hard in signing it, but I don't, if that question is really not answered, I think we're running the, there's no risk here. It just seems like overkill if this is really overlapping the same area. But if you've heard that it's not.

Mike said I had heard it's like in Green Township, some of them up in there.

Todd said okay.

Mike said that's what I was under the impression.

Todd said which would west, right?

Mike said north west.

Todd said not south west.

Mike said I was looking to see if I could see it on this email.

Todd said do you have a printed copy of the letter?

Dave said yes.

Todd said let me read it for a second. Okay. Randolph County has had many discussions regarding this topic, we did together with EDPR add conduit to the windfarm project in the southwest corner of the county. This conduit was for fiber to be added to enhance the broadband in that corner. The county added 400,000 to its EDIT plan to be used for the infrastructure of Broadband. There has been no agreement of how these funds are to be spent. That's what I don't understand, because yes, they did add that conduit, but fiber has been put now in that conduit by New Lisbon.

Greg said no.

Todd said no?

Greg said they run their own separate line.

Todd said so they didn't use what, so, again, I'm kind of coming to the.

Greg said I had that line installed on my properties, and unbeknownst to me, it was kind of secret.

Todd said right, so did I. Down our road they were running it.

Greg said well they run the, the conduit was run across my land.

Scott said they run an extra conduit when they buried their fiber conduits, they run an extra conduit. I'm not aware if they put anything in any of it.

Greg said I'm not aware if they added any of that.

Dave said I don't think they did.

Scott said I think it's all buried in the side ditch like you seen.

Todd said so what New Lisbon put in was not using.

Scott said they did not use that line that you're referring to.

Todd said so, again, I'm confused because why are we asking Comcast to put conduit in this area if New Lisbon already has.

Greg said I don't know why.

Todd said we're going from not having any options in that area, other than satellite or limited wireless, to now having two fiber for and area of, we know what the population is like. I've got two houses on my one-mile stretch. You've got two or three on yours. It doesn't make sense to run more. I would like somebody to take a look at this before we sign it and see if this money is really being wisely used.

Scott said I'll make a motion we table it until next month's meeting to make sure there is no overlap between companies.

Dave said do I have a second?

Bev said second.

Dave said it's been moved and a second, we table Indiana Broadbands support letter until the next meeting. All in favor?

All aye votes. Motion carried.

Additional Appropriations:

Reassessment Fund

Computer Maintenance	\$31,800.00
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Dave said okay, let's go down to Additional appropriations. First one we have is computer maintenance from the Reassessment, \$31,800.00.

Bev made a motion to approve. Mike seconded the motion. All aye votes. Motion carried.

Health Department – School liaison Fund

Office Supplies	\$25,000.00
Institutional/Med supplies	\$1,000.00
Training/schooling	\$1,000.00
Clinic Supplies	\$23,331.30
Mobile Phone	\$480.00
Travel	\$1,000.00

Dave said the next item we have is the Health Department out of the School liaison fund. You see on your receipts it's the office supplies at 25,000, Institutional/med supplies of 1,000, training/schooling, 1,000, clinic supplies at 23,331.30, mobile phone, 480 and travel, 1,000. Entertain a motion to approve that.

Greg made a motion to approve. Scott seconded the motion. All aye votes. Motion carried.

Cum Bridge

Bridge 32	\$340,000.00
Bridge 104	\$200,000.00
Bridge 105	\$250,000.00
Bridge 106	\$132,100.00
Bridge 107	\$200,000.00
Bridge 212	\$175,000.00
Bridge 329	\$81,000.00
Bridge 385	\$325,000.00
Bridge 924	\$375,000.00
Bridge 303	\$120,000.00
Bridge 68	\$275,000.00

Dave said next item we have on the list additional appropriations the Cum Bridge. You see all the numbers there represents about 2.2 million. So, I'd entertain a motion.

Greg said what is that again?

Dave said additional appropriation is to move money into those accounts or into, to pay for his bridges.

Sherrie said move money into those lines.

Greg said move money what?

Sherrie said you're in Cum Bridge, you're just moving the money into those line for those certain bridges.

Greg said so is that a payment or is that a just tax money that's transferred to that fund?

Dave said yeah, it's transferred out of Cum Bridge 1135 account then it.

Sherrie said it stays in 1135. You're just moving it to different lines.

Meeks said the money is in the account and you just now saying.

Greg said so like the 2.2 is in the account and you just add it to the line item?

Meeks said so, you're going to say 2.2 is in the account, I'm going to spend 340 on bridge 32.

Greg said oh, okay.

Sherrie said actually the money is not all in the account, but the highway is aware of that.

Dave said that's the question I asked Joe today.

Sherrie said some of that money will be reimbursed as we go along.

Greg said okay. I had no idea what it was.

Sherrie said we're saying in Cum Bridge, you have to appropriate the money into each line before you spend it.

Greg said okay. Alright. It's understandable now.

Dave said and it's identified by the bridge number.

Larry said last three numbers is the bridge number.

Sherrie said no the 5 digits is the bridge

Dave said the 104 for example is the bridge 104.

Todd said so it creates a line in the accounting system for the money to go to a specific project.

Sherrie said yes.

Todd said it's basically a bookkeeping type of issue.

Sherrie said just like the Health Departments, that school liaison, the school liaison is a grant fund. So, that money is in the fund but then you break it down by line of where that money is going to go. So, it's not leaving that fund. It's just getting broken out into a line to spend it.

Todd said so we can track?

Sherrie said yes.

Meeks said there's a bridge book and the bridge book is that huge. So, in case anybody ever wants to know which bridge you're talking about, you can go and look.

Sherrie said Joe also gave us this and it matches that.

Todd said where is the book? I never knew it existed.

Greg said it's right around the corner Todd where you can't see it.

Meeks said we get that, they update that every three years?

Dave said two or three years. I don't remember which.

Todd made a motion to approve this appropriation for Cum Bridge. Mike seconded the motion. All aye votes. Motion carried.

<u>Transfer</u>	<u>From</u>	<u>To</u>
Solid Waste Management District	399	101

Dave said and the last thing we have on our agenda is the transfer of Solid Waste Management District. It's for \$1200. It's from appropriation number 399 to appropriation 101. And I cannot tell you what that's for. Solid Waste actually reports to the county council their financial stuff. So, we can either sign it today or find out from Shonda to see.

Todd said it's not a very large dollar amount. I'm going to move to approve that.

Bev seconded the motion. All aye votes. Motion carried.

Citizen Comments (3 minutes)

Dave said okay. Anybody from the citizens like to speak today? Seeing none, we'll go around the room. Scott, we'll start with you first this week. Do you have anything to report from RCU or any of your committees?

Scott Fisher – RCU Director

Scott said I don't believe so. I think Andy touched on the RCU has selected a new director. I think this person is going to bring a lot to the table, not just for the RCU, but for Randolph County, the commissioners, as well as the council. Very well connected at the state level. I think it's going to be a great asset to Randolph County.

Dave said that's great news, great news. Todd, do you have anything?

Todd Holaday-Riverstart V Baker Tilly report

Todd said yeah, you know, just based off the comments earlier today, I didn't want to make a statement because I want to make sure I understand. Can we look at one of these Baker Tilly documents that Meeks gives us? I'm looking specifically at the one for the project we were talking about today, Riverstart.

Dave said okay.

Todd said on page 5 and 6, it shows the current tax rate and the tax rate with and without the abatement, and a projection over the next many years. And the way I've read these, the tax rate for the district with the abatement does drop for the tax district and the adjacent tax districts.

Meeks said you're on page 5?

Todd said yeah.

Meeks said yeah. So, if you did not have the tax abatement, say Jackson Township, we'll just take Jackson right there, it's 1.93, almost 2 cents, right. So, after the full abatement finished, it goes down to 1.65. So, it drops 38 cents.

Todd said without the abatement, it drops more. But with the abatement, the tax rate for the taxpayers in that region.

Meeks said still drops.

Todd said does still go down.

Meeks said yeah.

Todd said just doesn't go down by as much as it would without the abatement.

Meeks said yeah. But when the full abatement goes through, it does go down to that 1.6.

Todd said right, and then after several years, it goes down considerably.

Meeks said yeah.

Todd said so, it is, that question, we do know the answer to, if someone you know is unsure as to what the effect is on their personal tax rates for their property, it does drop as a result of these arrangements that we're making with these.

Meeks said well on page 6, actually. If you go to the next page, and if people ask, it actually takes a \$97,000.00 home, a \$150,000.00 home and a \$200,000.00 home and one acre, and it tells you, so on a \$150,000.00 home, your tax savings is \$30.00 a year.

Todd said right. So, it's not that everybody else is paying for that abatement. That's the concern that people generally have as they're getting an abatement, I'm paying for it. That's not the case.

Meeks said no, absolutely not. The tax rates go down. So, since the tax rates go down, everybody's taxes go down. If you don't have the abatement and they don't put.

Todd said they go down even more.

Meeks said well, if they don't put in the, if you then don't put in the asset in right, you don't invest. It's what it is today.

Todd said it just stays the same.

Meeks said or it goes, it increases because budgets increase.

Dave said and all those numbers could change, depends on what the legislation does this year.

Todd said yeah, they're always subject to that.

Meeks said we have, in our agreements, we have in there that they agree to make those payments no matter, no matter what, so. They will make a corresponding tax payment. Those corresponding payments no matter what the legislature does.

Dave said you're talking about EDPR?

Meeks said or anybody South Salem. We have in those agreements, this is the deal and you're getting this and if tax law changes in 6 years and no property taxes, too bad, you're making these payments for the next 10.

Dave said but the property taxes could change.

Meeks said it could. Yeah, it's, I don't know how they're ever going to change the property tax.

Dave said Todd, do you have any more?

Todd said that's it.

Dave said Mike? Larry?

Larry Preston – Carbon Sequestration project at Cardinal Ethanol

Larry said I got an email from I can't say her name, about the carbon, and she invited us, I think on Thursday. I just wondered if anybody was going or wanted to go or?

Scott said I haven't responded back to her yet. I was this morning, but I don't think we can all attend together.

Meeks said two of you can go.

Dave said two is all that can go. I'm not going, so.

Larry said I told her that I could go.

Scott said she talked like they were going to be there throughout the day, so you know, if we needed to meet individually with them.

Dave said I don't think you can do that either.

Meeks said you can't do that either. That's a no. We learned that the hard way.

Larry said maximum is two.

Meeks said you can't like have a meeting and then two of you show up and then you leave and then an hour later, two more show up. That doesn't work either.

Scott said I was on a team's meeting with some RCU members and a couple of them, just last week. They really didn't have anything really, to share other than this has been in the works. I attended an RCU meeting at Cardinal Ethanol a year ago where they kind of touched on what their plan was and basically, they're, this company is putting in a system for Cardinal Ethanol to collect all the carbon and inject it into the ground. They're seeking out a tax abatement for the equipment that is going to be installed. Now, my question, I don't think Cardinal Ethanol is the one asking for the tax abatement.

Greg said I was going to say, who's asking for the abatement?

Scott said they have not made that very clear.

Greg said okay.

Scott said they have not, I was in a zoom meeting last week and it was not made very clear. So, we need some things clarified, who's actually.

Meeks said the company doesn't understand that, I have talked to at least, two different people, to explain that, because we have a TIF district out there.

Scott said that's correct.

Meeks said so it really is a negotiation in my opinion. And what I told them was between that company and Cardinal Ethanol, and they need to figure out between the two of them, how they're going to approach it before they come to this council.

Scott said it's my understanding the TIF district falls off.

Meeks said yeah, I don't know when.

Dave said 2030.

Meeks said 2030, yeah.

Scott said yeah, I had heard 2028, maybe 2030. They were looking for a 10 or 12-year abatement.

Meeks said I think we can go more than 10. So, if we were going to do one, it would be 10 years. You can go up to 10 years. I don't think they changed the law that says you can go farther.

Scott said so, when this goes off in 2030, does Cardinal start paying property tax at that time?

Meeks said well they're paying it now. It's just captured.

Scott said it's being captured in the TIF?

Meeks said yeah. It's captured in the TIF. So, they are paying, whatever their property taxes are, they're paying that.

Scott said two questions. What happens to those funds?

Meeks said in the TIF district. The agreement, yes. The agreement says you can only use that money for things in that TIF district. And they're the only people in the TIF district, so, it's for equipment.

Scott said so that, then funds will go back to them.

Meeks said any leftover money, they're going to have to figure out, use it for equipment.

Scott said right.

Meeks said and then going forward, they'd be just like any other taxpayer.

Dave said but after 2030, it comes back to the county or the taxing districts.

Meeks said well the taxing, yeah.

Scott said after 2030 the county will start receiving those funds.

Meeks said yeah and then your tax rates will go, just like, so, budget don't increase. So, if our budget is, just hypothetically saying, a million dollars, and I like, oh, we're paying a hundred thousand dollars more, it's not like the county's budget goes to 1.1 million. It's just like, we're still at a million, just everybody else pays a little bit less.

Dave said less taxes.

Larry said I think my question is, should I go and get some information or just let it drop?

Scott said do we want two volunteers to attend that?

Dave said yep.

Scott said on Thursday?

Mike said I can't guarantee I can.

Scott said is there anyone?

Larry said I can.

Greg said I can't.

Dave said so, we got one. Anybody else?

Scott said I can go if nobody else wants to go.

Dave said okay. Scott, I think you'd be a good choice.

Larry said we could set a time, I guess, or, I'll just get with you.

Scott said let's just see if 1:00 o'clock works.

Larry said 1:00 o'clock? Okay. As I was talking to her last night saying that you know, we had a council meeting.

Scott said yeah, I had not responded because I needed to clarify whether we could attend individually.

Larry said 1:00 o'clock at Cardinal.

Scott said yep.

Larry said okay.

Dave said one thing I struggle with, they do have a TIF district and they do make good money out there for their group. I would struggle to try to give them a tax abatement. Just my personal opinion.

Scott said well, I'm kind of anxious to see, they've made good money, they've been great for the county, but maybe it's time for some money to start coming back to Randolph County.

Meeks said I don't think you can extend that TIF district.

Dave said you can't.

Meeks said I'm certain of that.

Scott said so those funds are going to start coming back to Randolph County.

Meeks said yeah, no matter what. Then if you do, for new manufacturing equipment, I mean, you can do, anywhere from one to ten years. You don't have to do it. You don't have to do it.

Scott said I was not even able to get the figure that they were going to invest last week.

Larry said I just didn't have any education whatsoever about what they were doing, so.

Greg said I think they had been working on this for like three to five years on this carbon capture deal.

Meeks said I suppose, like if I'm sitting in you guys, I'll give you a 4-year tax abatement, right, because we're not capturing that money anyway. That's all going to Cardinal Ethanol.

Scott said yeah but, the question is, is who's asking for the abatement? If Cardinal is then.

Meeks said we'll it's going to have to be whoever is putting in that new manufacturing.

Scott said right. So, if they're asking for it, is that considered part of the TIF district?

Meeks said yep. And I would say, you give them a 4-year abatement, guess what happens in 2030? They're still not capturing anything.

Scott said right.

Meeks said even if you don't give a tax abatement, they put that equipment in for the first four years, that's all getting captured into that TIF and be used by Cardinal.

Scott said so, the most abatement they're going to get is 5 years?

Meeks said well, I'm saying if I'm sitting at the council. And that's why I explained to them. If I'm a council member, heck yeah, I'll give you a 5-year abatement, I'll give you a 4-year abatement, because it will affect your guys zero. It all goes to Cardinal and they get to decide what to do with it. Now after 2030, we have to do the analysis like we've done for the other ones to see if it makes any sense. And then like oh, the response on the other line was oh, oh, oh. I didn't, you know, but I've been doing this long enough, I'd be like, sure, I'll give you that. But they did not realize that I think they've figured that out because the last conversation, oh, we need to have a negotiation with Cardinal. And I'm like yeah, that probably, I figured you would have already done that.

Dave said anything else Larry?

Larry said no.

Dave said Bev?

Bev said nothing I can think of. Thank you.

Dave said okay. Greg?

Greg Cheesman – Eastern Indiana Regional Planning Commission and 4-H Building

Greg said it really, I wish I could say more, Missy and I attended that Eastern Indiana Redevelopment Commission meeting. And she couldn't hear and I couldn't hear, so I really don't have anything to report other than the fact we attended.

Dave said okay.

Greg said I wish I could have heard more because I was wanting to learn more about what it was for. The only thing we got out of it, Missy looked at the paperwork and she said that the one thing that that commission had done for Randolph County and I think Mr. Wickersham used a fund there for the trail that was put in, partial trail that he was trying to push forward and so forth. But, there was money appropriated through this Commission for that. But I was wanting to learn a lot more but we just couldn't hear.

Dave said that's too bad.

Greg said yes. And I didn't feel so bad when she told me she couldn't hear either.

Dave said 4-H Incorporated building.

Greg said is that through then too?

Dave said no, I meant, you sat on that board, 4-H Incorporated, right?

Greg said no, I do not. I'm the representative from here to go to the meetings or whatever.

Dave said right. I talked to Mike Reed yesterday. He said they are on schedule for the buildings out there.

Greg said okay.

Dave said they've actually been working Saturdays and Sundays even to get the steel structure up so that would move forward.

Greg said the steel structures, the main frame is up. They're putting siding on it now.

Dave said yeah. He said that they're on schedule.

Greg said and also, where the old cafeteria was is the same way. The steel structure is up and they're doing siding and roofing.

Dave said it's going to look nice out there.

Greg said yes, it'll be completely different.

Dave said yeah. Anything else, Greg?

Greg said no.

Dave said Meeks, you have anything?

Meeks said no.

David Lenkensdofer – Legislative update

Dave said I have one thing I'd passed around earlier. This official impact study that the state of Indiana has presented on Senate Bill 1. I went through and did the calculations. What they're proposing over the next three years looks like the county, as a whole, with all the taxing units, will lose about 5.8 million dollars. And if you notice, on the bottom half of that sheet, the county, itself, will lose about a little over 1 million dollars over the next 3 years if this Senate Bill One goes through. So, it's just for informational use only right now to see what direction it goes. I hope it doesn't pass. That's a huge hit to us. There're other bills out there that are trying to do away with property tax also. This going to do away with property tax with no replacement. It'll be up to the counties to manage their losses based off of the situation.

Greg said it's only in Senate right now, is that correct?

Dave said yes. It's in the Senate Bill and I think it goes to committee Thursday of this week.

Greg said has the House done anything with this at all yet?

Dave said the House has a separate bill where they're wanting to use, do away with property tax as a whole, and replace it with service sales tax. And I don't, I've not seen any information on that at all.

Greg said okay.

Dave said the only one I've seen is this Senate Bill 1. And I do sit on the State Legislative Committees for the County Council Association. We meet every other Friday on a zoom meeting, and I should know more by this Friday where Senate Bill 1 is going. Right now, it's gaining traction down there at the state level. And today was the State Legislative update meeting in Indianapolis. And unfortunately, we had council meeting, none of us could attend. So, I think Jane is down there and Laura may be able to give us some information. Review that and see what direction we may want to have to do going forward here on that million dollars. That's a lot of money over three years.

Todd said is the association that we're a part of, you know, the one for all the counties in Indiana, do they have a voice at the State House?

Dave said they have a strong voice down there.

Bev said yep.

Todd said so, are they then fighting on our behalf, I assume?

Dave said they are. Yep. Even the attorney, Ryan Hoff, who is the attorney for AIC also has been fighting hard for us.

Bev said and I think they usually have their annual meeting in June, if I'm not mistaken.

Dave said or, county council?

Bev said county council meeting. It's always well attended and it's good to attend.

Dave said anything else to come before the council meeting?

Adjournment

Dave said entertain a motion to adjourn.

Greg made a motion to adjourn. Bev seconded the motion. All aye votes. Meeting adjourned.

Reviewed and accepted this 4 day of March, 2025



David Lenkensdofer



Larry Preston

Beverly Fields



Greg Cheesman



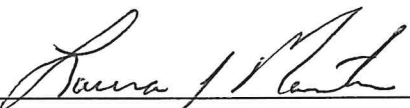
Mike Stine



Todd Holaday



Scott Fisher

ATTESTED: 

Laura J. Martin, Auditor