

**A PRELIMINARY RESOLUTION FOR THE ESTABLISHMENT OF AN
ECONOMIC REVITALIZATION AREA
FOR THE NORTH BEND SOLAR PROJECT**

Resolution No. ___ of 2024

WHEREAS, Ind. Code § 6-1.1-12.1, *et seq.* empowers the County Council of Starke County, Indiana (the “Council”) to designate an Economic Revitalization Area by following a procedure involving the adoption of a preliminary resolution, provision for public notice, conducting a public hearing, and adoption of a final confirmatory resolution, or a modified version thereof; and

WHEREAS, North Bend Solar Project, LLC (“Developer”) has requested that certain properties all located entirely within Starke County, Indiana for the North Bend Solar Project described in the attached **Exhibit A**, attached hereto and incorporated herein by reference, and depicted on the maps in **Exhibit B**, also attached hereto and incorporated herein, be designated as an Economic Revitalization Area for the purpose of achieving a deduction to assessed valuation (property-tax abatement) in connection with redevelopment activity occurring on the affected properties; and

WHEREAS, the Board of Commissioners for Starke County, Indiana (the “Board of Commissioners”), is responsible for the performance of various functions for Starke County, Indiana. The Board of Commissioners has been presented with and reviewed Developer’s request and evidence and recommends to the Council that it adopt this Preliminary Resolution to designate the North Bend Solar Project properties as an Economic Revitalization Area; and

WHEREAS, Developer submitted substantial evidence to the Council in support of Developer’s requested designation of the properties as Economic Revitalization Area, which has been duly considered by the Council;

WHEREAS, the Council believes that Developer has satisfied the standards set forth within the Indiana Code and that it is in the best interests of the citizens of Starke County to designate the North Bend Solar Project properties as an Economic Revitalization Area.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Council now adopts and approves this Preliminary Resolution and hereby establishes the affected parcels as an Economic Revitalization Area for a period of Forty (40) years, subject to the adoption of a confirmatory resolution.
2. The Economic Revitalization Area allows abatement of property taxes attributable to redevelopment or rehabilitation activities and the installation of new manufacturing equipment, all as defined in Ind. Code § 6-1.1-12.1-1 and permitted under Ind. Code §§ 6-1.1-12.1-3 and 6-1.1-12-4.5.

- RECOMMENDATION FOR ADOPTION BY THE STARKE COUNTY BOARD
COMMISSIONERS THIS ____ DAY OF _____, 2024.

COMMISSIONER	AYE	NAY	ABSTAIN
<u>Don Binkley, President</u>			
<u>Charles Chesak, Vice-President</u>			
<u>Mark Gourley, Member</u>			

**Michaelene Houston, Starke County
Auditor & Secretary to Board of Commissioners**

ADOPTED BY THE STARKE COUNTY COUNCIL THIS ____ DAY OF _____,
2024.

THE STARKE COUNTY COUNCIL	AYE	NAY	ABSTAIN
_____ Dave Pearman, President			
_____ Todd Leinbach, Vice-President			
_____ Kay Gudeman			
_____ Norman (Bruce) Bennett			
_____ Howard Bailey			
_____ Anthony Black			
_____ Cassandra Hine			

ATTEST

Michaelene Houston, Starke County
Auditor & Secretary to Starke County Council

EXHIBIT A
Project Area Real Estate

Parcel ID	Acres under lease	Township
75-07-34-200-014.000-012	44	Washington
75-07-34-400-018.000-012	80	Washington
75-07-35-100-001.000-012	135	Washington
75-07-35-100-006.000-012	12.73	Washington
75-07-35-300-010.000-012	80	Washington
75-07-35-300-011.000-012	40	Washington
75-07-35-300-017.000-012	40	Washington
75-11-03-100-002.000-008	38.784	North Bend
75-11-03-100-003.000-008	40	North Bend
75-11-03-100-014.000-008	79.534	North Bend
75-11-04-200-008.000-008	40	North Bend
75-11-04-200-009.000-008	40	North Bend
75-11-10-300-010.000-008	152.03	North Bend
75-11-10-400-013.000-008	80	North Bend
75-11-10-500-002.000-008	150.148	North Bend
75-11-10-500-002.100-008	80.03	North Bend
75-11-15-100-003.000-008	80	North Bend

EXHIBIT B

