# 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.

- 3. Such redevelopment or rehabilitation activities and such manufacturing equipment as described in <u>Section 2</u> herein are limited strictly to investments made for the purpose of generating electricity from solar energy for the public grid and to activities and equipment in direct support of such efforts, or for other purposes related thereto and fully compliant with the Starke County Solar Energy Ordinance No. 2022-017 and with the Starke County zoning code, maps and exhibits as may be amended from time to time, and any actions taken to enforce and interpret such applicable ordinances and zoning.
- 4. A copy of this Preliminary Resolution shall be filed with the Starke County Assessor.
- 5. A copy of this Preliminary Resolution and a description of the deduction to assessed valuation to be requested by the Developer shall be provided to each affected taxing unit.
- 6. The Council hereby fixes 6:00 p.m. (CST) on November 19, 2024, at the Nancy J. Dembowsky Community Center, located at 55 E. Lake St., Knox, IN 46534, as the time, date, and location for a public hearing for receiving any remonstrance and objections from interested persons prior to the adoption of a final confirmatory resolution, designating the affected Starke County parcels as an Economic Revitalization Area and considering any deduction to assessed valuation requested by the Developer.

RECOMMENDATION	FOR	<b>ADOPTION</b>	BY	THE	<b>STARKE</b>	COUNTY	BOARD
COMMISSIONERS THIS	DAY 0	F	_, 202	24.			

#### THE STARKE COUNTY BOARD OF COMMISSIONERS:

COMMISSIONER	AYE	NAY	ABSTAIN
Don Binkley, President			
Charles Chesak, Vice-President			
Mark Gourley, Member			

ATTEST	
Michaelene Houston, Starke County	
Auditor & Secretary to Board of Comm	nissioners

	<b>ADOPTED</b>	BY	THE STARKI	<b>COUNTY</b>	COUNCIL	THIS	_ DAY OF	
2024.								

THE STARKE COUNTY COUNCIL	AYE	NAY	ABSTAIN
		14122	112011111
Dave Pearman, President			
Todd Leinbach, Vice-President			
Kay Gudeman			
Norman (Bruce) Bennett			
Harrand Dallan			
Howard Bailey			
Anthony Black			
Anthony Diack			
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**

