

COUNTY COUNCIL OF DEKALB COUNTY, INDIANA

PRELIMINARY (DECLARATORY) RESOLUTION FOR  
THE CREATION OF AN ECONOMIC REVITALIZATION AREA

Resolution No. 2023-RCC-2

PERSONAL PROPERTY TAX ABATEMENT

WHEREAS, IGDB BIOGAS ("**IGDB**") has requested the County Council of DeKalb County, Indiana (the "**Council**") approve a ten-year personal property tax deduction schedule and for a proposed installation of new manufacturing equipment (the "**Project**");

WHEREAS, IGDB has advised the Council that it intends to construct the Project on property located in Franklin Township, DeKalb County, such property being generally depicted on the map attached hereto as Exhibit A, and a simple description set forth in Exhibit B, said Exhibits incorporated herein by this reference (the "**Real Property**");

WHEREAS, IGDB has further requested that the Real Property be designated an economic revitalization area for purposes of permitting such deduction;

WHEREAS, the Real Property is located within the jurisdiction of the Council for the purposes of Ind. Code §6-1.1-12.1-2 and Ind. Code §6-1.1-12.1-2.5;

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

WHEREAS, IGDB has submitted to the Council a form SB-1/PP, Statement Of Benefits and an application for tax abatement, in connection with the Project, and provided information and documentation necessary for the Council to make an informed decision (the "**Statement Of Benefits**");

WHEREAS, the Council is authorized under the provisions of Ind. Code §6-1.1-12.1-1 et seq. to designate areas of the County as an economic revitalization area for the purposes described herein;

WHEREAS, the Council has considered the Statement Of Benefits submitted by IGDB and has conducted a complete and proper investigation of the Real Property and determined that



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RECORDER OF DEKALB CO, IN  
LETA HULLINGER  
RECORDED AS PRESENTED  
FEE AMOUNT: 0.00

the area qualifies as an economic revitalization area under Indiana statutes; and,

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

1. The total amount of IGDB's investment in personal property in connection with 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 compared to the state minimum wages;
4. The infrastructure requirements for IGDB's investment under the Project; and,

(collectively, the "**Deduction Schedule Factors**").

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

1. 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. The estimate of the number of individuals who will be employed or whose employment will be created as a result of the proposed installation of the new manufacturing equipment can reasonably be expected to result from the proposed installation of the new manufacturing equipment.
3. The estimate of annual salaries of those individuals who will be employed arising from the Project can reasonably be expected to result from the proposed new manufacturing equipment.
4. The number of individual opportunities for employment, and the compensation to be paid to employees, along with the value of the acquisition and construction of improvements as a result of the Project, create benefits of the type and quality anticipated by the Council within the economic revitalization area and can reasonably be expected to result from the proposed

Project and the proposed installation of new manufacturing equipment.

5. The benefits described in the Statement Of Benefits can reasonably be expected to result from the proposed installation of new manufacturing equipment.
6. The totality of benefits from the proposed installation of new manufacturing equipment and the economic development agreement is sufficient to justify a personal property tax deduction schedule.
7. The Deduction Schedule Factors in connection with the Project justify granting deduction schedules for personal property under Ind. Code §6-1.1-12.1-17 as specified herein.
8. The Real Property is within the County and constitutes an "economic revitalization area" as defined by Ind. Code §6-1.1-12.1-1(1).


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

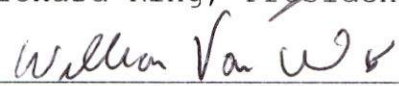
1. That all of the conditions for the designation of the economic revitalization area have been met, and the foregoing findings are true and all information required to be submitted has been submitted in proper form;
2. That the Real Property is hereby designated as an "economic revitalization area" pursuant to Ind. Code §6-1.1-12.1-1 et seq.
3. That, pursuant to Ind. Code §6-1.1-12.1-2.5 and Ind. Code §6-1.1-12.1-11.3, notice hereof ("**Notice**") should be published according to law stating the following: (i) the adoption and substance hereof, (ii) a copy of the description of the affected area is available for inspection in the County Assessor's Office, and (iii) the setting of a subsequent date on which the Council will hear and receive remonstrances and objections and take final action ("**Hearing**"), all as required by law.
4. At least ten (10) days prior to the Hearing, pursuant to Ind. Code §6-1.1-12.1-2.5, the County Auditor shall file copies of the Notice and the Statement Of

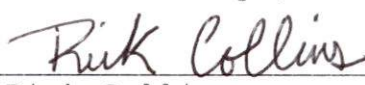
Benefits with the officers of each taxing unit that has the authority to fix budgets, tax rates, and tax levies under Ind. Code §6-1.1-17-5.

This Preliminary (Declaratory) Resolution is hereby adopted by the Council on March 14<sup>th</sup>, 2023.

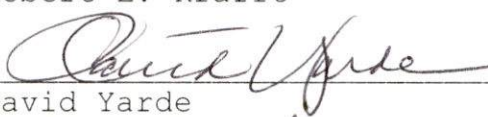
COUNTY COUNCIL OF  
DEKALB COUNTY, INDIANA


BY:   
Richard Ring, President

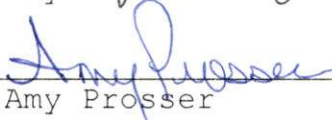
BY:   
William VanWye, Vice President

BY:   
Rick Collins

BY: absent  
Robert E. Krafft

BY:   
David Yarde

BY:   
Amy Denske

BY:   
Amy Prosser

ATTEST:

  
Susan Sleeper  
DeKalb County Auditor

"EXHIBIT B"

BEGINNING at the above described point; thence continuing South 01 degree 04 minutes 35 seconds East along the said West line a distance of 1,961.82 feet to the West quarter corner of Section 27 also being the East quarter corner of Section 28; thence South 88 degrees 33 minutes 27 seconds West along the North line of the Southeast one-quarter of Section 28, a distance of 2,632.64 feet to the Northwest corner of said Southeast one-quarter as marked by a P.K. nail found; thence South 00 degree 47 minutes 50 seconds East along the West line of said Southeast one-quarter, a distance of 1,426.78 feet; thence North 88 degrees 55 minutes 25 seconds East, a distance of 2,639.53 feet to a point on the East line of said Southeast one-quarter; thence South 01 degree 04 minutes 35 seconds East along the said East line, a distance of 707.81 feet; thence North 88 degrees 01 minute 25 seconds East, a

distance of 1,317.89 feet; thence North 01 degree 03 minutes 50 seconds West, a distance of 2,149.49 feet; thence North 88 degrees 04 minutes 12 seconds East along the said North line, a distance of 127.87 feet to a five-eighths inch diameter iron pin set; thence North 01 degree 03 minutes 05 seconds West, a distance of 658.62 feet to a five-eighths inch diameter iron pin set; thence North 88 degrees 06 minutes 58 seconds East, a distance of 518.21 feet to a five-eighths inch diameter iron pin set; thence North 02 degrees 50 minutes 12 seconds East, a distance of 129.83 feet; thence North 68 degrees 48 minutes 00 second West, a distance of 996.23 feet; thence North 64 degrees 38 minutes 12 seconds West, a distance of 182.61 feet; thence North 55 degrees 30 minutes 28 seconds West, a distance of 512.3 feet; thence North 53 degrees 02 minutes 19 seconds West, a distance of 351.20 feet; thence North 49 degrees 46 minutes 00 second West, a distance of 259.10 feet to the point of beginning, containing 201.904 acres of land, more or less.

EXCEPTING THEREFROM, the following described real estate, to-wit:

A parcel of land located in the Southeast one-quarter of Section 28, Township 35 North, Range 14 East, DeKalb County, Indiana and more particularly described as follows:

Commencing at the East Quarter corner of Section 28, Township 35 North, Range 14 East, DeKalb County, Indiana as found marked by a five-eighths inch diameter iron pin found; thence South 01 degree 04 minutes 35 seconds East (bearing basis for this description) along the East line of the Southeast one-quarter of said Section 28, a distance of 1,050.48 feet to the point of beginning. Beginning at the above described point; thence continuing South 01 degree 04 minutes 35 seconds East along said East line, a distance of 200.0 feet; thence South 88 degrees 55 minutes 25 seconds West, a distance of 440.0 feet; thence North 01 degree 04 minutes 35 seconds West and parallel to said East line, a distance of 200.0 feet; thence North 88 degrees 55 minutes 25 seconds East, a distance of 440.0 feet to the point of beginning, containing 2.02 acres of land, more or less.

ALSO EXCEPTING THEREFROM, the following described real estate, to-wit:

A parcel of land located in the Northwest one-quarter of Section 27, Township 35 North, Range 14 East, DeKalb County, Indiana and more particularly described as follows:

Commencing at the Northwest corner of Section 27, Township 35 North, Range 14 East, DeKalb County, Indiana as marked by a one-half inch diameter iron pin found; thence South 01 degree 04 minutes 35 seconds East (bearing basis of description) along the West line of said Northwest one-quarter as now established, a distance of 1156.5 feet to the point of beginning. Beginning at the above described point; thence North 88 degrees 55 minutes 25 seconds East, a distance of 440.0 feet; thence South 01 degree 04 minutes 35 seconds East and parallel to said West line, a distance of

200.0 feet; thence South 88 degrees 55 minutes 25 seconds West a distance of 440.0 feet to a point on said West line; thence North 01 degree 04 minutes 35 seconds West along said West line, a distance of 200.0 feet to the point of beginning, containing 2.02 acres of land, more or less.

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