

COUNTY COUNCIL OF DEKALB COUNTY, INDIANA

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

Resolution No. 2024-RCC-1

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



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 January 9, 2024.

COUNTY COUNCIL OF
DEKALB COUNTY, INDIANA

BY: Richard Ring
Richard Ring,

BY: William VanWye
William VanWye, Vice President

BY: Rick Collins
Rick Collins

BY: Robert E. Krafft
Robert E. Krafft

BY: David Yarde
David Yarde, President

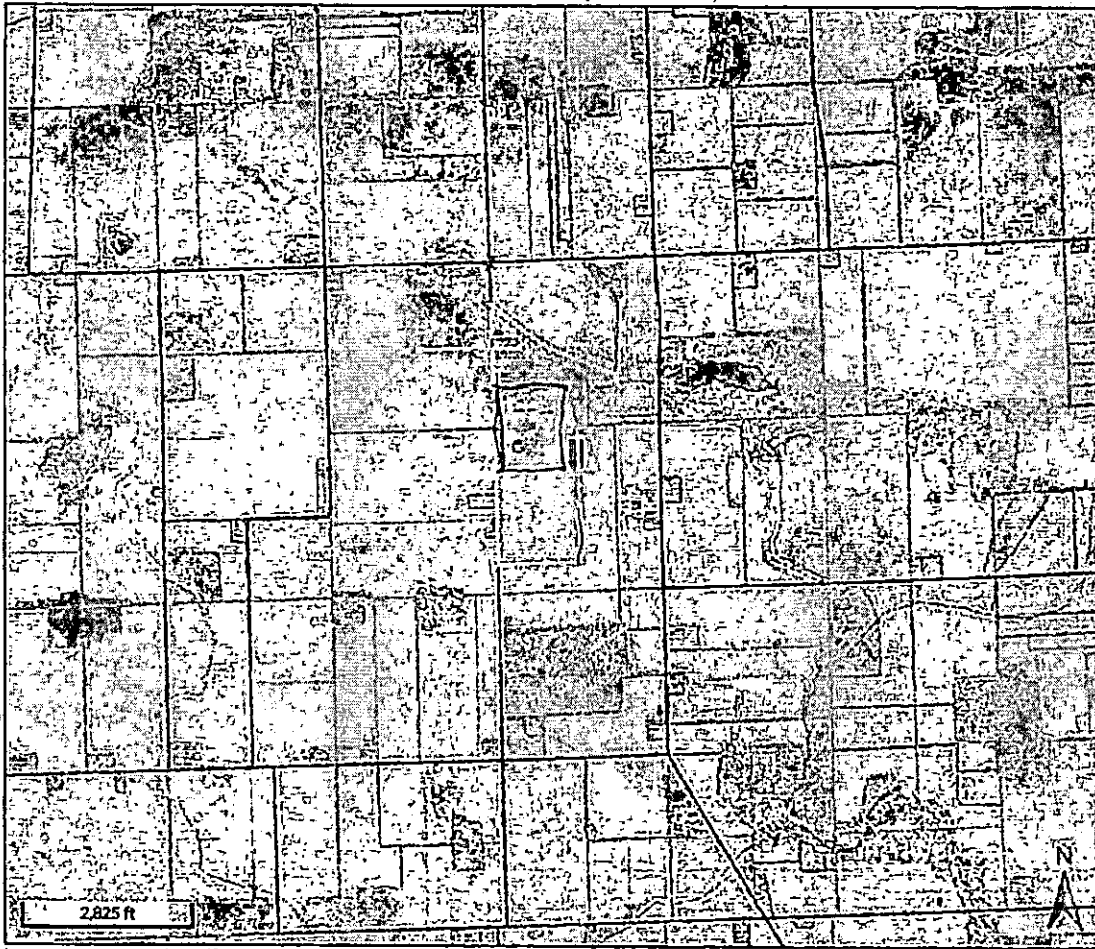
BY: Amy Demske
Amy Demske

BY: Amy Prosser
Amy Prosser

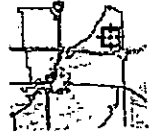
ATTEST:

Susan Sleeper
Susan Sleeper
DeKalb County Auditor

Beacon™ DeKalb County, IN



Overview



Legend

- Tax Parcel Info
- Street
- Alley
- Street

Parcel ID	04-03-27-100-002	Alternate ID	04-03-27-100-002	Owner Address	Irish Acres Dairy, LLC
Sec/Twp/Rng	0027-0035-14	Class	AGRICULTURAL - DAIRY FARM		11053 STATE ROUTE 705
Property Address	1867 County Road 59 Butler	Acreage	113.334		SIDNEY, OH 45365
District	Franklin 005				
Brief Tax Description	Pt NW1/4 & Pt W1/2 SW1/4 (Note: Noi to be used on legal documents)				

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EXHIBIT "B"

Approximately 14 acres including existing buildings on the following described real estate in DeKalb County, Indiana:

LEASE AREA EXHIBIT IRISH ACRES DAIRY SITE




LEASE AREA DESCRIPTION

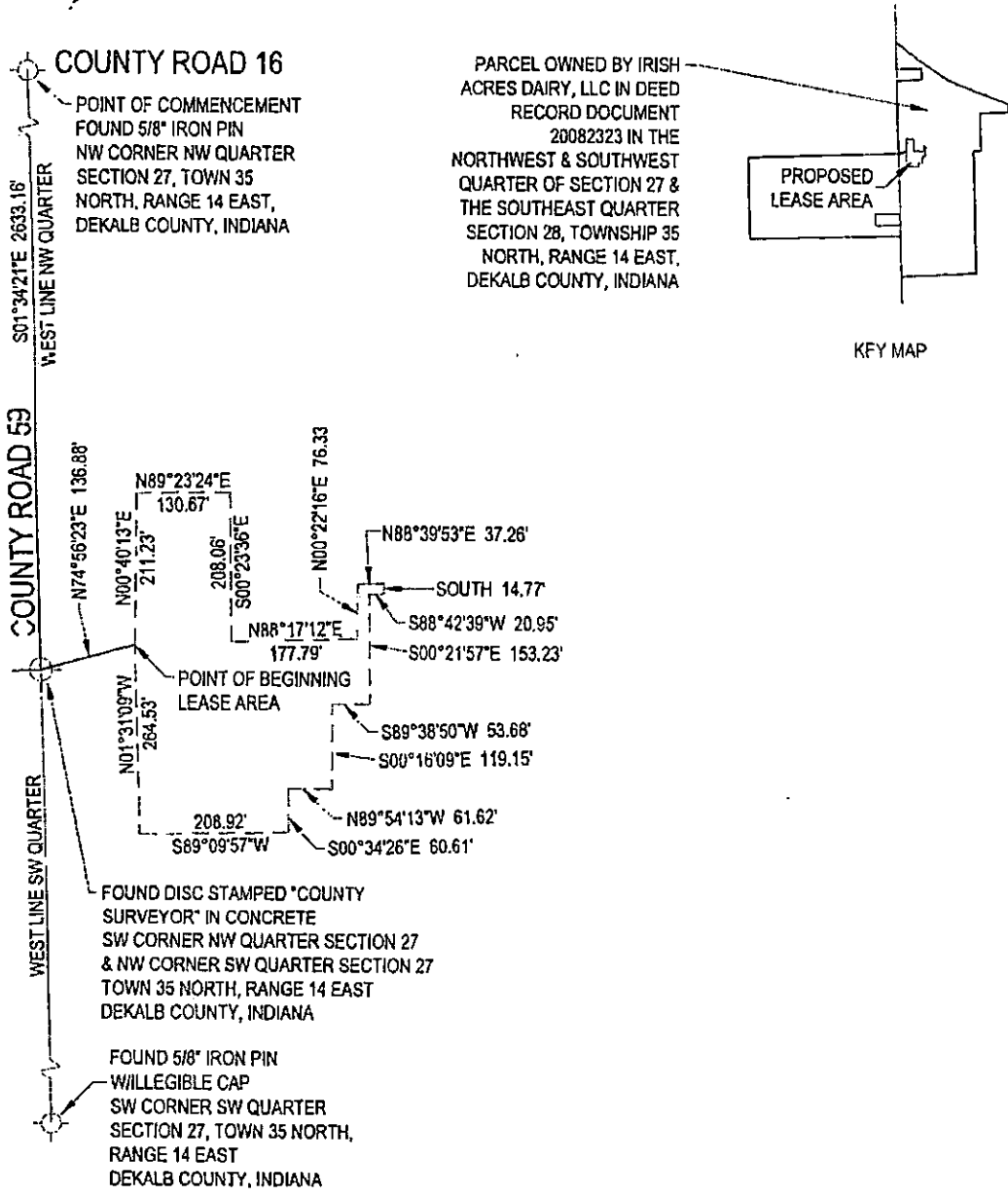
A PARCEL OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 27, AND THE NORTHWEST ONE-QUARTER OF SECTION 27, ALL IN TOWNSHIP 35 NORTH, RANGE 14 EAST IN DEKALB COUNTY, INDIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:


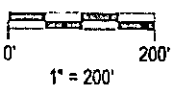

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 14 EAST; THENCE SOUTH 01° 34' 21" EAST 2833.16 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 14 EAST; THENCE NORTH 74° 56' 23" EAST 136.88 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00° 40' 13" EAST 211.23 FEET; THENCE NORTH 89° 23' 24" EAST 130.67 FEET; THENCE SOUTH 00° 23' 26" EAST 208.06 FEET; THENCE NORTH 88° 17' 12" EAST 177.79 FEET; THENCE NORTH 00° 22' 16" EAST 76.33 FEET; THENCE NORTH 88° 39' 53" EAST 37.26 FEET; THENCE SOUTH 14.77 FEET; THENCE SOUTH 88° 42' 39" WEST 20.95 FEET; THENCE SOUTH 00° 21' 57" EAST 153.23 FEET; THENCE SOUTH 89° 38' 50" WEST 53.68 FEET; THENCE SOUTH 00° 16' 09" EAST 119.15 FEET; THENCE NORTH 89° 54' 13" WEST 61.62 FEET; THENCE SOUTH 00° 34' 26" EAST 60.61 FEET; THENCE SOUTH 89° 09' 57" WEST 208.92 FEET; THENCE NORTH 01° 31' 09" WEST 264.53 FEET TO THE POINT OF BEGINNING.

LEASE AREA CONTAINS 2.38 ACRES, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHT-OF-WAY OF RECORD. THE BEARINGS USED HEREON ARE BASED ON THE INDIANA STATE PLANE COORDINATE SYSTEM, EAST ZONE AS DETERMINED BY THE TRIMBLE VRS NOW NETWORK. THE ABOVE DESCRIPTION IS BASED ON A SURVEY PERFORMED UNDER THE SUPERVISION OF BETH A. BRAUN, P.S. PROFESSIONAL SURVEYOR NO. LS21806025 ON APRIL 23 & 24, 2023.

		PREPARED FOR: DAIRY BC, LLC	
	DRAWN BY: JMA	BUTLER, IN.	
	CHECKED BY: BAB	JOB No.: MSGI0133	SHEET 2 OF 2
 www.MannikSmithGroup.com		2365 HAGGERTY ROAD S. CANTON, INDIANA 48158 TEL: (734) 397-3100 FAX: (734) 397-3131	

LEASE AREA EXHIBIT IRISH ACRES DAIRY SITE



		PREPARED FOR: DAIRY BC, LLC BUTLER, IN.	
	DRAWN BY: JMA	CHECKED BY: BAB	
<i>Beth A. Braun 6/19/2023</i> BETH A. BRAUN, P.S. LICENSED PROFESSIONAL SURVEYOR INDIANA LICENSE NO. LS21800025 DATE: MAY 17, 2023		 2365 HAGGERTY ROAD S CANTON, MICHIGAN 48103 TEL: (734) 397-3100 FAX: (734) 397-3131 www.MannikSmithGroup.com	