

Sept

ORIGINAL

RESOLUTION NO. 2021-236

RESOLUTION DECLARING AN AREA WITHIN DELAWARE COUNTY, INDIANA AS
AN ECONOMIC REVITALIZATION AREA

(Hawthorn Solar, LLC)

WHEREAS, **Hawthorn Solar, LLC**, (the "Company") has requested that the Delaware County Council (the "Council") approve a ten (10) year phased-in Personal Property tax deduction for property improvements and added equipment to be completed by the Company;

WHEREAS, the Company has advised the Council that it intends to improve Real Property and add Personal Property at **8651 E. SR 28/67 Albany, Indiana 47320** further described in the map attached hereto as Exhibit A;

WHEREAS, the Company has requested that the Council designate the location as an Economic Revitalization Area (an "ERA") for purposes of permitting such deductions;

WHEREAS, the Company shall submit to the Council an Application for Abatement and Statement of Benefits for Personal Property in connection with the property as well as all information and documentation necessary for the Council to make an informed decision;

WHEREAS, the Council, as the Fiscal Body of Delaware County, Indiana, is the Designating Body authorized under the provisions of I.C. 6-1.1-12.1-1 et seq. (the "Act") to designate areas of the County as an ERA for the purposes described herein; and

WHEREAS, the Council has considered the application submitted by the Company and has conducted a complete and proper investigation of the Real Estate & Personal Property and determined that the area qualifies as an ERA under Indiana statutes.

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

1. That the estimated value of the Personal Property is reasonable for a project of this nature.
2. That the benefits associated with the project can reasonably be expected to result in improvements to the property.
3. That the totality of benefits from the proposed project is sufficient to justify a Personal Property tax deduction beginning at such time of the property assessment.
4. 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, or will be, met.
5. That all of the foregoing findings are true and all information required to be submitted has been, or will be submitted in proper form.

6. That notice shall be published according to law stating the following: the adoption and substance of this Resolution, that a copy of the description of the affected area is available for inspection in the County Assessor's Office, and the date on which the Council will hold a public hearing to receive and hear remonstrances and objections from interested persons, all as required by law.

PASSED AND ADOPTED by the Delaware County Council at a regularly scheduled public meeting, on the 28th day of September, 2021.

Signed:



President



Vice President



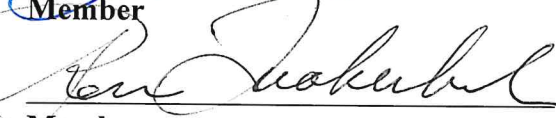
Member



Member



Member

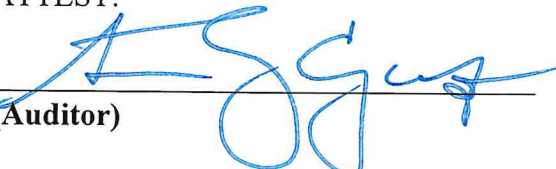


Member



Member

ATTEST:



(Auditor)



APPLICATION FOR TAX ABATEMENT
New Manufacturing Equipment
(Personal Property)

ORIGINAL

Date: 09.23.21 Name of Company: Hawthorn Solar, LLC

Address of property where equipment will be located:

- 18-04-33-400-008.000-018
- 18-04-33-300-006.000-018
- 18-08-04-200-001.00-004
- 18-08-04-400-002.000-004
- 18-08-09-100-004.000-004
- 18-08-09-300-003.000-004

Is the property within the corporate limits of a City or Town? Yes No

Name of City or Town: Township: Delaware

Is a legal description attached? Yes No

Final project boundaries and legal description will be provided prior to construction.

Property Owner(s): Hawthorn Solar, LLC

Name: Hawthorn Solar, LLC

Name: Click or tap here to enter text.

Address: 227-B Southside Drive,
Charlotte, NC 28217

Address: Click or tap here to enter text.

Phone: 704-200-2915

Phone: Click or tap here to enter text.

Email: hawthornsolarllc@gmail.com

Email: Click or tap here to enter text.

Are utilities at the property adequate to accommodate the equipment? Yes No If not, please explain:

Briefly describe the new equipment to be purchased:

Racking, photovoltaic solar modules, inverters, wiring and other associated equipment for the production of solar electricity.

Briefly describe the intended use of the new equipment:

The identified equipment in the preceding paragraph will be utilized to develop a 75 MWac (estimated) solar powered electric generation facility.

What is the Purchase Price of the Equipment? (Attach Quote)

\$88,000,000.00 (current estimate based on prevailing equipment costs and labor costs. These costs are subject to change)

Where is the new equipment being brought from? (Please check one)

Out of the County Out of the State

Please describe in detail ANY environmental real or potential impacts, discharges, nuisance contaminants that this project or the production process will generate?

Solar power generation is a renewable energy project that does not generate any pollution, discharges or nuisance contaminants.

Please attach any required state or federal air, soil or water discharge permits that will be sought in relation to this project? (forms must be fully completed)

N/a

What is the amount of your last real estate property tax assessment?

Agricultural property has an assessed value of \$1290 per acre per guidance issued by the Department of Local Government Finance for the State of Indiana in a memorandum titled "Certification of Agricultural Land Base Rate Value for Assessment Year 2021" and dated the 31st of December 2020. All land being utilized for the development of this project will be located on land assessed as agricultural.

What is the amount of your last personal property tax assessment?

N/a

Are the business and company owners above current on ALL tax liabilities? Yes No If not, please explain:

Are there any judgments, liens or pending litigation against the business and company owners? Yes No If yes, please explain:

How many years has the company been in business?

Hawthorn Solar, LLC was incorporated in 2019 and is a fully-owned subsidiary of National Renewable Energy Corporation (NARENCO). NARENCO has been in the business of solar development since 2009 and has developed over 400 MW of installed solar capacity in that time in multiple states across the eastern US.

Is the company headquarters located in Delaware County? Yes No If not, where are they located?

Hawthorn Solar is headquartered in Charlotte, NC.

What is the total number of employees currently working for the company in County?

Zero. At present time Hawthorn Solar employs no individuals in Delaware County.

Number of minorities: *N/a*

Number of Females: *N/a*

Number with disabilities *N/a*

What percentage of employees are Delaware County residents? *N/a*

What is the number of new employees to be added as a result of this abatement?

Over 200 workers to be employed during construction. Once the project site is operational, we anticipate 2-7 direct hires will be needed among additional indirect jobs.

What is the number of new employees anticipated to be hired in the next twelve months?

There will be no employees hired in the next twelve months. Construction is expected to start in 2023

How many employees are anticipated to be retained as a result of this abatement?

N/a

Wages and Benefits:

What is the starting hourly wage? *\$\$18.00-\$22.00.*

High Wage *\$\$80,000/year to \$110,000/year*

Average Wage *\$60,000/year*

What is the required skill level of new employees? Qualified, licensed, certified in the electrical trades

Does the company offer health insurance? Yes No

If "yes", what percentage is paid from the:

Employer TBD.% and Employee TBD.%

Does the company offer a Pension Plan? Yes No


If "yes", what percentage is paid from the:

Employer NA.% and Employee NA.%

Does the company pay for any training or continuing education? Yes No If "yes", please explain: Continuing education and advanced certifications are financially supported by the company.

Please include with this application a map identifying the general location of the investment and a non-refundable check for \$150 made payable to the Delaware County Treasurers

I hereby certify that the information and representations on this application are true and complete. By signing below, I accept responsibility of the representations above and I hereby acknowledge that this form will become public record. Furthermore, I understand and am aware that by requesting this abatement, I am responsible for annually filing a CF-1 (Compliance with Statement of Benefits), and Form 322 ERA/PP (Application for Deduction from Assessed Valuation) by the dates indicated on the forms in order to actually receive the tax deduction.

Signature:  Date: Sep 14, 2021

(Authorized as owner/agent)

Signature:  Date: Sep 14, 2021

(Authorized as agent to complete this form)

Submit the completed form to c/o:
Brad Bookout, Director of Municipal and Economic Affairs
Delaware County, Indiana
1208 West White River Blvd.,
Muncie, Indiana 47303
Ph: 765-808-1484
Email: bbookout@ecirpd.org



STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51764 (R5 / 1-21)

Prescribed by the Department of Local Government Finance

FORM SB-1 / PP

PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

INSTRUCTIONS:

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction.
2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the installation of qualifying abatable equipment for which the person desires to claim a deduction.
3. To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between January 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between January 1 and the extended due date of that year.
4. Property owners whose Statement of Benefits was approved, must submit Form CF-1/PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
5. For a Form SB-1/PP that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/PP that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. (IC 6-1.1-12.1-17)

SECTION 1		TAXPAYER INFORMATION							
Name of taxpayer Hawthorn Solar, LLC				Name of contact person Jesse Montgomery					
Address of taxpayer (number and street, city, state, and ZIP code) 227-B Southside Drive, Charlotte, NC 28217						Telephone number (704) 930-7700			
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT							
Name of designating body Delaware County Council						Resolution number (s)			
Location of property Delaware Township (multiple, see attached)				County Delaware		DLGF taxing district number 18-004			
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. <i>(Use additional sheets if necessary.)</i> 75 MWac solar-powered electric generation facility on approximately 355 acres of land in Delaware Township consisting of racking, solar modules, inverters, wiring.						ESTIMATED			
								START DATE	COMPLETION DATE
						Manufacturing Equipment		11/30/2023	07/30/2025
						R & D Equipment			
						Logist Dist Equipment			
IT Equipment									
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT							
Current Number 0	Salaries n/a	Number Retained 0	Salaries n/a	Number Additional 4	Salaries 240000				
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT							
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.		MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
		COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current values		0	0	0	0	0	0	0	0
Plus estimated values of proposed project		88,000,000	0	0	0	0	0	0	0
Less values of any property being replaced		0	0	0	0	0	0	0	0
Net estimated values upon completion of project		88,000,000	0	0	0	0	0	0	0
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER							
Estimated solid waste converted (pounds) n/a				Estimated hazardous waste converted (pounds) n/a					
Other benefits:									
SECTION 6		TAXPAYER CERTIFICATION							
I hereby certify that the representations in this statement are true.									
Signature of authorized representative <i>Jesse Montgomery</i>							Date signed (month, day, year) 09.14.2021		
Printed name of authorized representative Jesse Montgomery					Title Manager				

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

A. The designated area has been limited to a period of time not to exceed _____ calendar years * (see below). The date this designation expires is _____. *NOTE: This question addresses whether the resolution contains an expiration date for the designated area.*

B. The type of deduction that is allowed in the designated area is limited to:

- | | | | |
|--|------------------------------|-----------------------------|--|
| 1. Installation of new manufacturing equipment; | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Enhanced Abatement per IC 6-1.1-12.1-18
<i>Check box if an enhanced abatement was approved for one or more of these types.</i> |
| 2. Installation of new research and development equipment; | <input type="checkbox"/> Yes | <input type="checkbox"/> No | |
| 3. Installation of new logistical distribution equipment. | <input type="checkbox"/> Yes | <input type="checkbox"/> No | |
| 4. Installation of new information technology equipment; | <input type="checkbox"/> Yes | <input type="checkbox"/> No | |

C. The amount of deduction applicable to new manufacturing equipment is limited to \$ _____ cost with an assessed value of \$ _____. *(One or both lines may be filled out to establish a limit, if desired.)*

D. The amount of deduction applicable to new research and development equipment is limited to \$ _____ cost with an assessed value of \$ _____. *(One or both lines may be filled out to establish a limit, if desired.)*

E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ _____ cost with an assessed value of \$ _____. *(One or both lines may be filled out to establish a limit, if desired.)*

F. The amount of deduction applicable to new information technology equipment is limited to \$ _____ cost with an assessed value of \$ _____. *(One or both lines may be filled out to establish a limit, if desired.)*

G. Other limitations or conditions (specify) _____

H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction is allowed for:

- | | | | | | |
|---------------------------------|---------------------------------|---------------------------------|---------------------------------|----------------------------------|---|
| <input type="checkbox"/> Year 1 | <input type="checkbox"/> Year 2 | <input type="checkbox"/> Year 3 | <input type="checkbox"/> Year 4 | <input type="checkbox"/> Year 5 | <input type="checkbox"/> Enhanced Abatement per IC 6-1.1-12.1-18
Number of years approved: _____
<i>(Enter one to twenty (1-20) years; may not exceed twenty (20) years.)</i> |
| <input type="checkbox"/> Year 6 | <input type="checkbox"/> Year 7 | <input type="checkbox"/> Year 8 | <input type="checkbox"/> Year 9 | <input type="checkbox"/> Year 10 | |

I. For a Statement of Benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17? Yes No
If yes, attach a copy of the abatement schedule to this form.

If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved by: (signature and title of authorized member of designating body)	Telephone number ()	Date signed (month, day, year)
Printed name of authorized member of designating body	Name of designating body <i>[Signature]</i>	
Attested by: (signature and title of attester)	Printed name of attester	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

IC 6-1.1-12.1-17

Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. Except as provided in IC 6-1.1-12.1-18, an abatement schedule may not exceed ten (10) years.

(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

EXHIBIT A
PROPOSED FACILITY SUBJECT PROPERTY MAP

