
Gibson County Council
Gibson County Commissioners
Joint Session
September 22nd, 2020

The Gibson County Council and Gibson County Commissioners met in Joint Session on September 22nd, 2020, at 4:00 PM in the Gibson Circuit Court Room at the Courthouse 101 N Main Street, Princeton, Indiana.

Members Present: Included President Jay Riley, Vice-President Craig Pflug (absent), Councilmen William McConnell (absent), Jeremy Overton (via zoom), Derek McGraw (via zoom), Dan Beard, Michael Stilwell and Gibson County Auditor Sherri Smith. Also, in attendance were Commission President Gerald Bledsoe, Mary Key (via zoom), Stephen Bottoms, as well as County Attorney James McDonald III.

The Pledge of Allegiance to the Flag was recited and led by President Riley.

The Special Meeting is being held for informational purposes only and no final decisions will be made. Discussing the designation of an Economic Revitalization Area and the grant of Real and Personal Property Tax Abatement filed by Elliott Solar LLC.

Gibson County Economic Development Coalition Director, Paul Waters, opened the meeting by introducing an exciting project from Tenaska and Capital Dynamics. He told everyone the Coalition had done their due diligence by vetting both companies, which resulted in finding they are both good companies and good corporate neighbors. Gibson County Economic Development Coalition feels this is a very good project; they are in favor of this project in Gibson County. Director Waters introduced the Project Team from Capital Dynamics and Tenaska then turned the meeting over to Capital Dynamics Executive Vice President, Tiago Dias and Managing Director, Benoit Allehaut. Mr. Dias started by thanking everyone for allowing the presentation and for everyone's attendance. He explained that Capital Dynamics would be partnering with Tenaska on this Gibson County Project. Capital Dynamics owns Midwest DevCo, who, in turn, owns the Elliot Solar Project (Gibson County Project). Tenaska is the developer. They are doing the groundwork; talking and managing the relationship to landowners, Council, and the Commissioners. Capital Dynamics is the 2nd largest owner of solar in the Country. Tenaska is the 26th largest private U.S. company. This makes the two very successful over the last 10 years, doing business related to renewable energy; they are serious players and intend to take the project to the finish line. To make a project work, there are multiple components including, land, local support, correct development strategy, construction, operation strategy, and capital. They believe the main components of the puzzle are developed enough for them to come into the meeting and explain it. Mr. Dias introduced the Project Team who have years of experience in power generation, specifically, renewable energy. They chose Gibson County for this project because Gibson County has Corporations seeking renewable forms of energy; and Southern

Indiana has the best solar resource in the state. In the future, renewable energy might be a necessity for a Corporation to locate in a county. Mr. Allehaut explained that Capital Dynamics invests on behalf of government employees, schoolteachers, firemen, and the like in solar projects. Solar projects are very constant in their investment returns. The proposed Elliot Solar Project is a 200-Megawatt (MWac) project; it will produce power for 35,000 homes per year. They currently have 1,600 acres under lease. The panels will not exceed 12' in height from the ground. This will produce low-priced energy and be connected to the Francisco substation. They expect the project life to be 35 years and begin in 2022/2023. Solar projects are front-loaded; it takes a lot of capital to get them built and operational. Therefore, once they are built, they are there to stay for the projected 35-year life, paying property taxes and paying for land use agreements. Mr. Allehaut feels very strongly about there not being any controversy on this project. This project has zero impact on the coal plant, or Duke, as the project is not considered an "either/or", it is an "and" project. They are very cognizant of the fact that Duke is an employer in this County, they want it known that this solar project will not have any impact on Duke. Mr. Dias then continued, stating investment will be approximately \$170 million. The Construction portion of the project will employ approximately 288 people and is expected to produce a gross domestic product equating to \$32.1 million. During operations, the project will employ 9-11 people and produce a local gross domestic product of just under \$1 million per year. The project will generate an estimated \$25 million of additional property and real taxes over the project's life, even with an abatement. The real property taxes are projected to increase three times on the current ag property and is not subject to abatement. The personal property taxes are requesting abatement on the first 5-years of the anticipated 35-year project life. The new zoning ordinance provides for 25' setbacks from non-participating landowners with 25' height limit; a decommissioning agreement will ensure land restoration; maintenance of county roads; and repair/replacement to drainage/ditches. Mr. Allehaut explained that decommissioning money is set aside at the start of the project. Mr. Dias went on to explain that solar fields are low impact, produce no noise, they stand no more than 12' off the ground, use minimal water use, and have little or no demand for local services (schools or police), thereby using very little of the property tax monies they are paying into Gibson County. Access roads will be untouched, there will be setbacks from houses and land boundaries, they will maintain vegetation in the correct manner, and possibly even put nutrients back into the ground; no concrete will be put onto the ground. The project's timeline is as such: Mid-Late 2020 they should have local agreements in place; Late 2020 = Engineering & Permitting; Early 2021 = Final Approvals; 2021-2022 = Begin Construction; 2022-2023 = Operational. Solar fields have not illustrated any proven health risks. They generate power with zero air emissions and are known to have positive benefits on air quality as they often replace sources of power with significant air emissions. Electromagnetic fields are generated by solar fields at low levels, much like those from refrigerators and microwaves; they do not pose health risks to workers or neighbors. Solar fields have no emissions and minimal water needs. They pose very little risk to groundwater as the metals contained in the panels are enclosed and sealed; and cracked panels are promptly replaced, as they want to be good custodians. Mr. Allehaut explained that a solar panel is basically 2 pieces of glass; the semi-conductor is the raw material of sand. The sand is baked in a kiln which turns the sand into a crystal. There are

no heavy chemicals inside this solar panel, therefore if a panel gets broken, no toxins are emitted into the air or ground. Mr. Dias then went on to explain that solar fields will be designed to mitigate stormwater run-off and may include berms or retention basins. The project will be designed to assure the protection and mobility of wildlife in accordance with robust state and federal wildlife protection measures. A solar field might emit a slight hum from generating equipment, but typically the hum is not heard outside the fence line; the solar field will be fenced for security purposes. Studies indicate no measurable negative impact on adjacent properties. Vegetation management is important for aesthetic and operational reasons. Good Neighbor Agreements allow neighbors with homes near the perimeter of the project to participate. This Company will become a member of the Community; which means the community matters and they try to help contribute to the community's needs. The project will include an operations and maintenance building for on-site employees to work and house spare parts. At the end of the project's useful life, the panels will be removed, land will be returned, rested, and restored for landowner use. A decommissioning plan is required. The owner is responsible for this work and will provide security to ensure it is done. Disassembly of the panels will be done off site. Mr. Allehaut told everyone they are building projects in Knox and Pike county. Gibson County will produce more renewable energy than its own consumption. They feel Toyota will be very happy about this project. Every corporate entity will look at locating counties to see if they have renewable energy available; this project will put Gibson County in a showcase for renewable energy.

An audience member asked if the energy they were creating would be used by Indiana or if it would be shipped to other states. Mr. Dias answered the energy produced would be produced and consumed in Indiana. They hope to announce the Company they will be selling their power to in the next couple of months, as it is not a hypothetical situation. They have the pillar that is key to make this project happen.

The same audience member asked what they do about existing gas lines and how they stay away from them. Mr. Dias and Mr. Allehaut answered they will map their setbacks, by doing surveys and environmental assessments. Every gas line, road, abandoned oil tank, etc. will have setbacks. They explained that these are very precise exercises in assuring they do not go anywhere they should not be going.

Another audience member asked what solar panel they used (silicone based or cadmium telluride). Mr. Dias answered that cadmium telluride is not toxic. However, cadmium is toxic. They will not be using the cadmium telluride. They will be using the sand into crystals.

Another audience member asked if there was a resource available that would show current leased areas. Mr. Dias answered they would make that available.

Another audience member, Bob Zasadny (much of Mr. Zasadny's comments are inaudible) stated he had many comments and asked if the field would be shut down after 35 years even if there is good life left in the project. Mr. Dias answered that their models are set up for 35 years, but if they are still

beneficial, they will try to continue the project. They also want to ensure the decommissioning is correct. Mr. Zasadny then wondered about their intent to take 1600 areas of farmland out of commission. Mr. Dias informed everyone that Co-ops and utilities need a lot of power; it is not worthy of doing small concentrated projects. He then went on to explain that the land would be restored back to farmland once the solar project ends. In the long term, the land is still farmland. They absolutely want to ensure they put down vegetation that will contribute to the eco system. By working with farmers, they will create a supplemental income, helping anchor the farm. They do not spray pesticides on their vegetation; they try to do the right thing for the environment. Mr. Zasadny feels Indiana has only 60% utilized solar hitting the earth whereas Arizona has about 90%. He wonders about the breakeven point of solar. Mr. Allehaut told everyone that there are a lot of calculations performed; Capital Dynamics represents retirement systems and if they do not make money, they are creating a hardship for someone. They make an honest return as solar is not only cheap, but very predictable. Vermont is not the sunniest place in the world, but solar projects can be found in Vermont. Sunnier locations will generate cheaper energy than this southern Indiana solar plant. Mr. Zasadny asked if the tax rate would be affected when they convert the land from farm to commercial use; as well if insurance will increase for the property owner. Mr. Allehaut explained the more commercial taxes are paid, the less pressure for residents to pay. The solar company will pay the difference on the taxes and insurance, if there are any. Mr. Zasadny asked if strip-mined land could be used for the solar fields. Mr. Allehaut explained there is an environmental liability attached to strip mined land; once the land would transfer to the solar field, so would the liability. Thus, they stay away from this type of land.

Caitlin Cheek of Baker Tilly was on zoom to present their preliminary property tax abatement analysis.

The 5-year declining property tax abatement was reviewed first.

GIBSON COUNTY, INDIANA
Proposed Elliott Solar LLC Solar Farm Project
ESTIMATED ASSESSED VALUE FROM THE PROPOSED INVESTMENT (1)

Taxes Payable Year	Assumes No Property Tax Abatements				Assumes Property Tax Abatements (2)			
	Utility Property (3)	Real Property Improvements Increase in Land (4) (5)		Total	Utility Property (3)	Real Property Improvements Increase in Land (4) (5)		Total
2025	\$45,600,000 (6)	\$3,750,000	\$4,950,000	\$54,300,000	\$0 (6)	\$3,750,000	\$4,950,000	\$ 8,700,000
2026	\$68,400,000	\$3,750,000	\$4,950,000	\$77,100,000	\$13,680,000	\$3,750,000	\$4,950,000	\$22,380,000
2027	\$42,750,000	\$3,750,000	\$4,950,000	\$51,450,000	\$17,100,000	\$3,750,000	\$4,950,000	\$25,800,000
2028	\$42,750,000	\$3,750,000	\$4,950,000	\$51,450,000	\$25,650,000	\$3,750,000	\$4,950,000	\$34,350,000
2029	\$42,750,000	\$3,750,000	\$4,950,000	\$51,450,000	\$34,200,000	\$3,750,000	\$4,950,000	\$42,900,000
2030-2059	\$42,750,000	\$3,750,000	\$4,950,000	\$51,450,000	\$42,750,000	\$3,750,000	\$4,950,000	\$51,450,000

1. Estimated total investment is \$150,000,000, per the Company. Assumes 95% of the investment is taxable utility distributable property.
2. Assumes 5-year declining property tax abatement for the proposed utility property investment with the following deduction percentages: 100%, 80%, 60%, 40%, and 20%.
3. Per the Company, taxable utility distributable property is depreciated using the MACRS 5-year double declining balance half-year convention depreciation table.
4. Assumes the real property improvements will be assessed at 50% of the estimated cost. The actual assessed value will be determined by the Gibson County Assessor upon completion, and the actual value may vary materially from the value assumed in this illustration.
5. Represents the estimated change in land assessed value over the pay 2021 base land rate of \$1,280 per acre, assuming all existing real property improvements are demolished. Assumes an 1,800-acre project site assessed at an average of \$4,030 per acre, based upon assessment assumptions provided by the company. The actual use classifications and assessed value will be determined by the Gibson County Assessor upon completion, and the actual value may vary materially from the value assumed in this illustration.
6. Includes the State Credit for Gross Additions of 60%, applied in the first year to all utility distributable property.

Note: The Company is expected to annually file a U.D. Form 45 Annual Report with the State. This Form reports cost, depreciation, and allocation of assessed value of all utility property owned by the Company in the entire State of Indiana. Therefore, the actual assessed values may vary materially from the values assumed in this analysis, due to potential changes in the investment as it is implemented and the cost, investment timing, and depreciation status of all other utility property owned by the Company in the State. This analysis assumes the cost, investment timing and depreciation status of the utility property owned by the Company outside of Gibson County will not affect the depreciation and assessed value allocation of the utility property proposed to be installed within Gibson County. Any deviation from this assumption may materially change the estimated true tax value of the proposed investment and the resulting property tax rate and property tax abatement estimates.

(Subject to the attached letter dated September 22, 2020)
(Preliminary - Subject to Change)
(For Internal Use Only)

This page shows the investment allocated between the two taxing districts in which the project will be located.

GIBSON COUNTY, INDIANA
Proposed Elliott Solar LLC Solar Farm Project
ESTIMATED ASSESSED VALUE FROM THE PROPOSED INVESTMENT (CONT'D) (1)

Taxes Payable Year	Center Township (3)	Assumes No Property Tax Abatements		Assumes Property Tax Abatements (2)		
		Barton Township (4)	Total (5)	Center Township (3)	Barton Township (4)	Total (5)
2025	\$40,725,000	\$13,575,000	\$54,300,000	\$ 6,525,000	\$ 2,175,000	\$ 8,700,000
2026	\$57,825,000	\$19,275,000	\$77,100,000	\$16,785,000	\$ 5,595,000	\$22,380,000
2027	\$38,587,500	\$12,862,500	\$51,450,000	\$19,350,000	\$ 6,450,000	\$25,800,000
2028	\$38,587,500	\$12,862,500	\$51,450,000	\$25,762,500	\$ 8,587,500	\$34,350,000
2029	\$38,587,500	\$12,862,500	\$51,450,000	\$32,175,000	\$10,725,000	\$42,900,000
2030-2059	\$38,587,500	\$12,862,500	\$51,450,000	\$38,587,000	\$12,862,500	\$51,450,000

- (1) Estimated total investment is \$150,000,000, per the Company. Assumes 95% of the investment is taxable utility distributable property.
- (2) Assumes 5-year declining property tax abatement for the proposed utility property investment with the following deduction percentages: 100%, 80%, 60%, 40%, and 20%.
- (3) Assumes an estimated 75% of the investment will be located in the Center Township taxing district, per the Company.
- (4) Assumes an estimated 25% of the investment will be located in the Barton Township taxing district, per the Company.
- (5) See page 2.

Note: The Company is expected to annually file a U.D. Form 45 Annual Report with the State. This Form reports cost, depreciation, and allocation of assessed value of all utility property owned by the Company in the entire State of Indiana. Therefore, the actual assessed values may vary materially from the values assumed in this analysis, due to potential changes in the investment as it is implemented and the cost, investment timing, and depreciation status of all other utility property owned by the Company in the State. This analysis assumes the cost, investment timing and depreciation status of the utility property owned by the Company outside of Gibson County will not affect the depreciation and assessed value allocation of the utility property proposed to be installed within Gibson County. Any deviation from this assumption may materially change the estimated true tax value of the proposed investment and the resulting property tax rate and property tax abatement estimates.

(Subject to the attached letter dated September 22, 2020)
(Preliminary - Subject to Change)
(For Internal Use Only)

This page shows the impact analysis of the proposed abatement.

GIBSON COUNTY, INDIANA
Proposed Elliott Solar LLC Solar Farm Project
SUMMARY OF ESTIMATED PROPERTY TAX RATES

Taxes Payable Year	Center Township (2)		Barton Township (3)	
	Without Abatement	With Abatement	Without Abatement	With Abatement
		(4)		(4)
2020	\$1.5801	\$1.5801	\$1.6223	\$1.6223
2025	\$1.4020	\$1.5463	\$1.4571	\$1.5919
2026	\$1.3446	\$1.4979	\$1.4016	\$1.5476
2027	\$1.4098	\$1.4865	\$1.4646	\$1.5370
2028	\$1.4098	\$1.4594	\$1.4646	\$1.5116
2029	\$1.4098	\$1.4340	\$1.4646	\$1.4877
2030-2059	\$1.4098	\$1.4098	\$1.4646	\$1.4646

1. Based on the pay 2020 Budget Order for Gibson County and the estimated investment of \$150,000,000, adjusted for the estimated assessed value impact of the proposed Elliott Solar LLC Solar Farm Project.
2. Based on the estimated investment of \$112,500,000 and the estimated increase in land assessment in Center Township.
3. Based on the estimated investment of \$37,500,000 and the estimated increase in land assessment in Barton Township.
4. Assumes 5-year declining property tax abatement for the proposed investment with the following deduction percentages: 100%, 80%, 60%, 40%, and 20%.
5. Represents the certified pay 2020 tax rate for the respective taxing district.

Note: The estimates included above assume no additional assessed value changes beyond the proposed solar farm investment, and there is no assumption for future changes in property tax levies for levy-controlled funds or property tax rates for rate-controlled funds.

(Subject to the attached letter dated September 22, 2020)
(Preliminary - Subject to Change)
(For Internal Use Only)

This page shows the taxpayer's impact due to the development after the abatement.

GIBSON COUNTY, INDIANA
Proposed Elliott Solar LLC Solar Farm Project
ESTIMATED TAXPAYER IMPACT FROM THE PROPOSED DEVELOPMENT AFTER ABATEMENT

	Estimated Property Tax Rate	Estimated Property Tax Liability After the 10-year Property Tax Abatement				
		\$75,000 Home Value	\$110,300 Home Value	\$150,000 Home Value	1 Acre Ag. Land	\$100,000 Business
		(1)	(1) (2)	(1)	(3)	(4)
Center Township						
Current Tax Rate (5)	\$1.5801	\$260.72	\$623.27	\$1031.02	\$20.23	\$1580.10
Est. 2030 Tax Rate (6)	\$1.4098	\$232.62	\$556.10	\$919.89	\$18.05	\$1409.80
Difference	(\$0.1703)	(\$28.10)	(\$67.17)	(\$111.12)	(\$2.18)	(\$170.30)
Barton Township						
Current Tax Rate (5)	\$1.6223	\$267.68	\$639.92	\$1,058.55	\$20.77	\$1,622.30
Est. 2030 Tax Rate (6)	\$1.4646	\$241.66	\$577.71	\$955.65	\$18.75	\$1464.60
Difference	(\$0.1577)	(\$26.02)	(\$62.20)	(\$102.90)	(\$2.02)	(\$157.70)

1. Includes standard deduction at the lesser of \$45,000 or 60% of home value, the 35% supplemental homestead deduction and the \$3,000 mortgage deduction. Assumes the Circuit Breaker Tax Credit, which limits property tax liability to 1% of gross assessed value for a residential parcel, is applied.
2. Represents the Median Home Value for Gibson County, per the 2014-2018 American Community Survey 5-year estimates of the U.S. Census Bureau.
3. Assumes the 2020 pay 2021 assessment for one acre of agricultural land of \$1,280 and no deductions or exemptions. Assumes the Circuit Breaker Tax Credit, which limits property tax liability to 2% of gross assessed value for an agricultural parcel, is applied.
4. Assumes no deductions or exemptions. Assumes the Circuit Breaker Tax Credit, which limits property tax liability to 3% of gross assessed value for a commercial parcel, is applied.
5. Per the 2020 Budget Order for Gibson County.
6. See page 4. Represents the first year after the expiration of the 5-year property tax abatement.

Note: The estimates included above assume no additional assessed value changes beyond the proposed solar farm investment and there is no assumption of future changes in property tax levies for levy-controlled funds or property tax rates for rate-controlled funds.

(Subject to the attached letter dated September 22, 2020)
(Preliminary - Subject to Change)
(For Internal Use Only)

This page will show the summary of the cumulative fund in Barton Township; Center Township does not have cumulative funds.

GIBSON COUNTY, INDIANA
Proposed Elliott Solar LLC Solar Farm Project
SUMMARY OF ESTIMATED CUMULATIVE FUND REVENUES

<u>Taxes Payable Year</u>	<u>Estimated Somerville Civil Town Special Fire Territory Equipment Fund (1)</u>
Current	\$29,660
2025	\$30,385
2026	\$31,523
2027	\$31,808
2028	\$32,520
2029	\$33,232
2030-2059	\$33,944

Est. Cum. Change In Annual Revs Current – 2059	\$139,688
--	-----------

Est. Net Change In Annual Revs Beginning – 2030	\$4,284
---	---------

- (1) Based on the pay 2020 Budget Order for Gibson County and adjusted for the estimated assessed value impact of the proposed Elliott Solar LLC Solar Farm Project.

Note: The estimates included above assume no additional assessed value changes beyond the proposed solar farm investment, and there is no assumption of future changes in property tax rates for the cumulative funds.

(Subject to the attached letter dated September 22, 2020)
(Preliminary - Subject to Change)
(For Internal Use Only)

This is an estimate of the property taxes that will be paid from the proposed investment.

GIBSON COUNTY, INDIANA
Proposed Elliott Solar LLC Solar Farm Project
SUMMARY OF ESTIMATED PROPERTY TAXES FROM THE PROPOSED INVESTMENT

Taxes Payable	Estimated Net Property Taxes (1)						Estimated Abatement Savings
	Center Township		Barton Township		Total		
	Without Proposed Abatement	With Proposed Abatement	Without Proposed Abatement	With Proposed Abatement	Without Proposed Abatement	With Proposed Abatement	
Year		(2)		(2)	(3)	(4)	(5)
2025	\$570,960	\$100,900	\$197,800	\$ 34,620	\$ 768,760	\$135,520	\$633,240
2026	\$777,510	\$251,420	\$270,160	\$ 88,590	\$1,047,670	\$338,010	\$709,660
2027	\$544,010	\$287,640	\$188,380	\$ 99,140	\$ 732,390	\$386,780	\$345,610
2028	\$544,010	\$375,980	\$188,380	\$129,810	\$ 732,390	\$505,790	\$226,600
2029	\$544,010	\$461,390	\$188,380	\$159,560	\$ 732,390	\$620,950	\$111,440
2030-2059	\$544,010	\$544,010	\$188,380	\$188,380	\$ 732,390	\$732,390	\$ 0
Totals through 2059	\$19,300,800	\$17,797,630	\$6,684,500	\$6,161,120	\$25,985,300	\$23,958,750	\$2,026,550

1. Based upon the net assessed values shown on pages 2 and 3 and the tax rates on page 4. Estimated total investment is \$150,000,000, per the Company. Assumes 95% of the investment is taxable utility distributable property, per the Company, and includes the estimated assessed value for the real property improvements and the increase for project site land acreage. Assumes the Circuit Breaker Tax Credit, which limits property tax liability to 3% of gross assessed value for utility property, is applied.
2. Assumes 5-year 100% property tax abatement for the proposed utility property investment with the following deduction percentages: 100%, 80%, 60%, 40%, and 20%.

Note: The Company is expected to annually file a U.D. Form 45 Annual Report with the State. This Form reports cost, depreciation, and allocation of assessed value of all utility property owned by the Company in the entire State of Indiana. Therefore, the actual assessed values may vary materially from the values assumed in this analysis, due to potential changes in the investment as it is implemented and the cost, investment timing, and depreciation status of all other utility property owned by the Company in the State. This analysis assumes the cost, investment timing and depreciation status of the utility property owned by the Company outside of Gibson County will not affect the depreciation and assessed value allocation of the utility property proposed to be installed within Gibson County. Any deviation from this assumption may materially change the estimated true tax value of the proposed investment and the resulting property tax rate and property tax abatement estimates.

(Subject to the attached letter dated September 22, 2020)
(Preliminary - Subject to Change)
(For Internal Use Only)

Ms. Cheek paused for questions after the presentation; there were no questions. She proceeded to her next presentation which represents the Five-Year 100% Property Tax Abatement.

GIBSON COUNTY, INDIANA
Proposed Elliott Solar LLC Solar Farm Project
ESTIMATED ASSESSED VALUE FROM THE PROPOSED INVESTMENT (1)

Taxes Payable Year	Assumes No Property Tax Abatements				Assumes Property Tax Abatements (2)				
	Utility Property (3)	Real Property Improvements (4)		Increase in Land (5)	Total	Utility Property (3)	Real Property Improvements (4)		Increase in Land (5)
2025	\$45,600,000 (6)	\$3,750,000	\$4,950,000	\$54,300,000	\$0 (6)	\$3,750,000	\$4,950,000	\$ 8,700,000	
2026	\$68,400,000	\$3,750,000	\$4,950,000	\$77,100,000	\$0	\$3,750,000	\$4,950,000	\$ 8,700,000	
2027	\$42,750,000	\$3,750,000	\$4,950,000	\$51,450,000	\$0	\$3,750,000	\$4,950,000	\$ 8,700,000	
2028	\$42,750,000	\$3,750,000	\$4,950,000	\$51,450,000	\$0	\$3,750,000	\$4,950,000	\$ 8,700,000	
2029	\$42,750,000	\$3,750,000	\$4,950,000	\$51,450,000	\$0	\$3,750,000	\$4,950,000	\$ 8,700,000	
2030-2059	\$42,750,000	\$3,750,000	\$4,950,000	\$51,450,000	\$42,750,000	\$3,750,000	\$4,950,000	\$51,450,000	

1. Estimated total investment is \$150,000,000, per the Company. Assumes 95% of the investment is taxable utility distributable property.
2. Assumes 5-year 100% property tax abatement for the proposed utility property investment.
3. Per the Company, taxable utility distributable property is depreciated using the MACRS 5-year double declining balance half-year convention depreciation table.
4. Assumes the real property improvements will be assessed at 50% of the estimated cost. The actual assessed value will be determined by the Gibson County Assessor upon completion, and the actual value may vary materially from the value assumed in this illustration.
5. Represents the estimated change in land assessed value over the pay 2021 base land rate of \$1,280 per acre, assuming all existing real property improvements are demolished. Assumes an 1,800-acre project site assessed at an average of \$4,030 per acre, based upon assessment assumptions provided by the company. The actual use classifications and assessed value will be determined by the Gibson County Assessor upon completion, and the actual value may vary materially from the value assumed in this illustration.
6. Includes the State Credit for Gross Additions of 60%, applied in the first year to all utility distributable property.

Note: The Company is expected to annually file a U.D. Form 45 Annual Report with the State. This Form reports cost, depreciation, and allocation of assessed value of all utility property owned by the Company in the entire State of Indiana. Therefore, the actual assessed values may vary materially from the values assumed in this analysis, due to potential changes in the investment as it is implemented and the cost, investment timing, and depreciation status of all other utility property owned by the Company in the State. This analysis assumes the cost, investment timing and depreciation status of the utility property owned by the Company outside of Gibson County will not affect the depreciation and assessed value allocation of the utility property proposed to be installed within Gibson County. Any deviation from this assumption may materially change the estimated true tax value of the proposed investment and the resulting property tax rate and property tax abatement estimates.

(Subject to the attached letter dated September 22, 2020)
(Preliminary - Subject to Change)
(For Internal Use Only)

GIBSON COUNTY, INDIANA
Proposed Elliott Solar LLC Solar Farm Project
ESTIMATED ASSESSED VALUE FROM THE PROPOSED INVESTMENT (CONT'D) (1)

Taxes Payable Year	Center Township (3)	Assumes No Property Tax Abatements		Assumes Property Tax Abatements (2)		
		Barton Township (4)	Total (5)	Center Township (3)	Barton Township (4)	Total (5)
2025	\$40,725,000	\$13,575,000	\$54,300,000	\$ 6,525,000	\$ 2,175,000	\$ 8,700,000
2026	\$57,825,000	\$19,275,000	\$77,100,000	\$ 6,525,000	\$ 2,175,000	\$ 8,700,000
2027	\$38,587,500	\$12,862,500	\$51,450,000	\$ 6,525,000	\$ 2,175,000	\$ 8,700,000
2028	\$38,587,500	\$12,862,500	\$51,450,000	\$ 6,525,000	\$ 2,175,000	\$ 8,700,000
2029	\$38,587,500	\$12,862,500	\$51,450,000	\$ 6,525,000	\$ 2,175,000	\$ 8,700,000
2030-2059	\$38,587,500	\$12,862,500	\$51,450,000	\$38,587,000	\$12,862,500	\$51,450,000

- (6) Estimated total investment is \$150,000,000, per the Company. Assumes 95% of the investment is taxable utility distributable property.
- (7) Assumes 5-year 100% property tax abatement for the proposed utility property investment.
- (8) Assumes an estimated 75% of the investment will be located in the Center Township taxing district, per the Company.
- (9) Assumes an estimated 25% of the investment will be located in the Barton Township taxing district, per the Company.
- (10) See page 2.

Note: The Company is expected to annually file a U.D. Form 45 Annual Report with the State. This Form reports cost, depreciation, and allocation of assessed value of all utility property owned by the Company in the entire State of Indiana. Therefore, the actual assessed values may vary materially from the values assumed in this analysis, due to potential changes in the investment as it is implemented and the cost, investment timing, and depreciation status of all other utility property owned by the Company in the State. This analysis assumes the cost, investment timing and depreciation status of the utility property owned by the Company outside of Gibson County will not affect the depreciation and assessed value allocation of the utility property proposed to be installed within Gibson County. Any deviation from this assumption may materially change the estimated true tax value of the proposed investment and the resulting property tax rate and property tax abatement estimates.

(Subject to the attached letter dated September 22, 2020)
(Preliminary - Subject to Change)
(For Internal Use Only)

GIBSON COUNTY, INDIANA
Proposed Elliott Solar LLC Solar Farm Project
SUMMARY OF ESTIMATED PROPERTY TAX RATES

		Estimated Tax Rate			
		Center Township (2)		Barton Township (3)	
Taxes Payable		Without	With	Without	With
Year		Abatement	Abatement	Abatement	Abatement
			(4)		(4)
2020	(5)	\$1.5801	\$1.5801	\$1.6223	\$1.6223
2025		\$1.4020	\$1.5463	\$1.4571	\$1.5919
2026		\$1.3446	\$1.5463	\$1.4016	\$1.5919
2027		\$1.4098	\$1.5463	\$1.4646	\$1.5919
2028		\$1.4098	\$1.5463	\$1.4646	\$1.5919
2029		\$1.4098	\$1.5463	\$1.4646	\$1.5919
2030-2059		\$1.4098	\$1.4098	\$1.4646	\$1.4646

1. Based on the pay 2020 Budget Order for Gibson County and the estimated investment of \$150,000,000, adjusted for the estimated assessed value impact of the proposed Elliott Solar LLC Solar Farm Project.
2. Based on the estimated investment of \$112,500,000 and the estimated increase in land assessment in Center Township.
3. Based on the estimated investment of \$37,500,000 and the estimated increase in land assessment in Barton Township.
4. Assumes 5-year 100% property tax abatement for the proposed utility property investment.
5. Represents the certified pay 2020 tax rate for the respective taxing district.

Note: The estimates included above assume no additional assessed value changes beyond the proposed solar farm investment, and there is no assumption for future changes in property tax levies for levy-controlled funds or property tax rates for rate-controlled funds.

(Subject to the attached letter dated September 22, 2020)
(Preliminary - Subject to Change)
(For Internal Use Only)

This report does not change from the first report.

GIBSON COUNTY, INDIANA
Proposed Elliott Solar LLC Solar Farm Project
ESTIMATED TAXPAYER IMPACT FROM THE PROPOSED DEVELOPMENT AFTER ABATEMENT

	Estimated Property Tax Rate	Estimated Property Tax Liability After the 10-year Property Tax Abatement				
		\$75,000 Home Value	\$110,300 Home Value	\$150,000 Home Value	1 Acre Ag. Land	\$100,000 Business
		(1)	(1)(2)	(1)	(3)	(4)
Center Township						
Current Tax Rate (5)	\$1.5801	\$260.72	\$623.27	\$1031.02	\$20.23	\$1580.10
Est. 2030 Tax Rate (6)	\$1.4098	\$232.62	\$556.10	\$919.89	\$18.05	\$1409.80
Difference	(\$0.1703)	(\$28.10)	(\$67.17)	(\$111.12)	(\$2.18)	(\$170.30)
Barton Township						
Current Tax Rate (5)	\$1.6223	\$267.68	\$639.92	\$1,058.55	\$20.77	\$1,622.30
Est. 2030 Tax Rate (6)	\$1.4646	\$241.66	\$577.71	\$955.65	\$18.75	\$1464.60
Difference	(\$0.1577)	(\$26.02)	(\$62.20)	(\$102.90)	(\$2.02)	(\$157.70)

7. Includes standard deduction at the lesser of \$45,000 or 60% of home value, the 35% supplemental homestead deduction and the \$3,000 mortgage deduction. Assumes the Circuit Breaker Tax Credit, which limits property tax liability to 1% of gross assessed value for a residential parcel, is applied.
8. Represents the Median Home Value for Gibson County, per the 2014-2018 American Community Survey 5-year estimates of the U.S. Census Bureau.
9. Assumes the 2020 pay 2021 assessment for one acre of agricultural land of \$1,280 and no deductions or exemptions. Assumes the Circuit Breaker Tax Credit, which limits property tax liability to 2% of gross assessed value for an agricultural parcel, is applied.
10. Assumes no deductions or exemptions. Assumes the Circuit Breaker Tax Credit, which limits property tax liability to 3% of gross assessed value for a commercial parcel, is applied.
11. Per the 2020 Budget Order for Gibson County.
12. See page 4. Represents the first year after the expiration of the 5-year property tax abatement.

Note: The estimates included above assume no additional assessed value changes beyond the proposed solar farm investment and there is no assumption of future changes in property tax levies for levy-controlled funds or property tax rates for rate-controlled funds.

(Subject to the attached letter dated September 22, 2020)
(Preliminary - Subject to Change)
(For Internal Use Only)

This report is very similar to the first report.

GIBSON COUNTY, INDIANA
Proposed Elliott Solar LLC Solar Farm Project
SUMMARY OF ESTIMATED CUMULATIVE FUND REVENUES

<u>Taxes Payable Year</u>	<u>Estimated Somerville Civil Town Special Fire Territory Equipment Fund (1)</u>
Current	\$29,660
2025	\$30,385
2026	\$30,385
2027	\$30,385
2028	\$30,385
2029	\$30,385
2030-2059	\$33,944
<hr/>	
Est. Cum. Change In Annual Revs Current – 2059	\$132,145
<hr/>	
Est. Net Change In Annual Revs Beginning – 2030	\$4,284

- (1) Based on the pay 2020 Budget Order for Gibson County and adjusted for the estimated assessed value impact of the proposed Elliott Solar LLC Solar Farm Project.

Note: The estimates included above assume no additional assessed value changes beyond the proposed solar farm investment, and there is no assumption of future changes in property tax rates for the cumulative funds.

(Subject to the attached letter dated September 22, 2020)
(Preliminary - Subject to Change)
(For Internal Use Only)

GIBSON COUNTY, INDIANA
Proposed Elliott Solar LLC Solar Farm Project
SUMMARY OF ESTIMATED PROPERTY TAXES FROM THE PROPOSED INVESTMENT

Taxes Payable	Estimated Net Property Taxes (1)							Estimated Abatement Savings
	Center Township		Barton Township		Total			
	Without Proposed Abatement	With Proposed Abatement (2)	Without Proposed Abatement	With Proposed Abatement (2)	Without Proposed Abatement (3)	With Proposed Abatement (4)		
Year							(5)	
2025	\$570,960	\$100,900	\$197,800	\$ 34,620	\$ 768,760	\$135,520	\$633,240	
2026	\$777,510	\$100,900	\$270,160	\$ 34,620	\$1,047,670	\$135,520	\$912,150	
2027	\$544,010	\$100,900	\$188,380	\$ 34,620	\$ 732,390	\$135,520	\$596,870	
2028	\$544,010	\$100,900	\$188,380	\$ 34,620	\$ 732,390	\$135,520	\$596,870	
2029	\$544,010	\$100,900	\$188,380	\$ 34,620	\$ 732,390	\$135,520	\$596,870	
2030-2059	\$544,010	\$544,010	\$188,380	\$188,380	\$ 732,390	\$732,390	\$ 0	
Totals through 2059	\$19,300,800	\$16,824,800	\$6,684,500	\$5,824,500	\$25,985,300	\$22,649,300	\$3,336,000	

1. Based upon the net assessed values shown on pages 2 and 3 and the tax rates on page 4. Estimated total investment is \$150,000,000, per the Company. Assumes 95% of the investment is taxable utility distributable property, per the Company, and includes the estimated assessed value for the real property improvements and the increase for project site land acreage. Assumes the Circuit Breaker Tax Credit, which limits property tax liability to 3% of gross assessed value for utility property, is applied.
2. Assumes 5-year 100% property tax abatement for the proposed utility property.

Note: The Company is expected to annually file a U.D. Form 45 Annual Report with the State. This Form reports cost, depreciation, and allocation of assessed value of all utility property owned by the Company in the entire State of Indiana. Therefore, the actual assessed values may vary materially from the values assumed in this analysis, due to potential changes in the investment as it is implemented and the cost, investment timing, and depreciation status of all other utility property owned by the Company in the State. This analysis assumes the cost, investment timing and depreciation status of the utility property owned by the Company outside of Gibson County will not affect the depreciation and assessed value allocation of the utility property proposed to be installed within Gibson County. Any deviation from this assumption may materially change the estimated true tax value of the proposed investment and the resulting property tax rate and property tax abatement estimates.

(Subject to the attached letter dated September 22, 2020)
(Preliminary - Subject to Change)
(For Internal Use Only)

Ms. Cheek again asked if anyone had any questions; there were none. Commissioners Bottoms asked Ms. Cheek to explain the difference between real and personal property. Ms. Cheek advised the crowd that real property is the operation/maintenance building plus the fencing that has been discussed. The personal property portion of this project would be the equipment (solar panels). The Commissioners/Council thanked Baker Tilly for their presentation.

Next Mary Soliday an Attorney based in Indiana acquainted herself with everyone in the meeting. She informed everyone that only 1-2% of ag land, in each county, is taken out of production annually. She wanted to answer any questions about tax abatement and reminded everyone that the presentation just given did not represent any of the \$750,000 Economic Development payments. She reminded everyone that no decisions would be made in this meeting, as those decisions will follow in the coming months and after proper legal notice and public hearing have been held. Ms. Soliday is working with County Attorney McDonald and Ice Miller on an Economic Development Agreement. This Agreement will put the protections in place as negotiated by the attorneys. She explained the Company will be doing compliance filings to the State, which in turn copies to the Assessor. This will ensure they are following the items set out for the abatement to be given. She went on to remind the audience that the meeting being held at current, is not a planning meeting. It is to answer questions regarding the abatement and the presentation given by Baker Tilly. Ms. Soliday introduced Tim Oaks, Attorney from Ice Miller and representing the County. Ms. Soliday asked Mr. Oaks if he had anything to add or if anyone had questions for him. There were no questions.

Commissioner Bottoms lives in Barton Township; he pointed out the projected property tax increase and need for Economic Development in East Gibson. He has been in discussion with Tenaska and feels certain they will help with the schools and volunteer fire departments. He explained how Barton Township has lost their tax base with the 18,000 acres of reclaimed mine ground; it is valued much less than farmland and even less than forest land. This will help with that tax base, as this project will be commercial property. He also asked Tenaska to do everything possible to use local labor. The Francisco Town Board could not be present at this meeting; however, they did tell Commissioner Bottoms, they are happy to see Tenaska coming to the area. He feels Tenaska is true in that they will not build and leave. Commissioner Bottoms is hoping this project comes to fruition.

Council President Riley then started with the list of people wishing to make comment.

David Pond was first to comment. This project will be surrounding his property; he believes in this project and solar energy. He feels this is a good direction for the environment. He wants the project to continue forward.

Julie Elwood does not hate or love the plan. She has a couple of concerns as her property will be very near the project. This is not her forever home, she does plan to sell. She struggles with the idea of someone coming into her home and falling in love with it until they walk onto her back deck. They will then see solar panels as far as the eye can see, sitting off the ground by 12', while her deck is only 8' off the ground. She is concerned about the values of homes adjacent to the project. She expressed concern of the 100' setback in that 100' is not very far. She is also concerned about the decommissioning bond and wonders if the company goes bust in 10 years would the bond be of any value in ten years. Ms. Soliday answered the bond is posted up front and must be renewed 90 days before expiration. If they do not renew the bond, the County can put a claim on it. The bond will be in effect the entire 35-year period. If the Company goes bust in 10 years, the bond will be effective.

Another member of the Team replied that panels are trackers; trackers tilt the panels. The panel will always face the sun. Ms. Elmore asked about their longest project to date. They have projects 10 years old. Ms. Elmore asked if the Company would be paying commercial property taxes. Ms. Soliday answered the Company would be paying taxes on Utility Distributable Property, even though they are a wholesaler of electric, not a retailer. This project will be taxed like Duke Energy. 95% of the taxes will be paid at the utility distributable rate. 5% of the taxes will pay at real property tax rates (for the building & fence). The amount that will be paid at three times the current rate, is the amount of taxes paid on farmland, as it cannot be abated and will be taxed different than the farmland rate.

Bob Smith then thanked Tenaska; he feels they are taking marginal farmland and turning it into a more profitable situation.

Steve Everly represents Hoosiers for Renewables. He spent 30 years in county government and feels renewable projects are very attractive projects for counties, as they boost the tax base. There is a tremendous interest in these projects across the state. In his home county of 8,000 people, Warren County, they are building a new \$20 million grade school in a town of 200 people because of the boost in their tax base from a renewable energy project. Two years ago, they were contemplating closing the school and bussing 100-120 students to another school twenty miles away. He feels this is one very important point for everyone to consider. He encouraged a written document detailing the Economic Development payment as well as the decommissioning of the project. He encouraged everyone to visit hoosiersforrenewables.com website or facebook.

Bob Zasadny then asked a couple more questions. The responses began with Ms. Soliday stating the Company is aware of the new zoning ordinance recently enacted by Gibson County. They are working thru the very thorough ordinance and compiling an application which will be heard at a public hearing in the upcoming months. The hearing might be much like this meeting. A Team Member answered that there will not be any telluride solar panels in this project. They have not decided on whom they will purchase the panels or trackers, but they will use an American Company. They stipulate in their contract to use as much local labor as possible, in county and in state. The goal is to have as much economic windfall as possible.

Mary Weber and her husband owns land and farms in Center Township; they support this project.

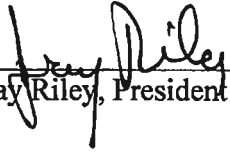
Jake Woolsey is in support of the project. He feels this will help the air quality.

Another person asked if, during construction, roads would always be accessible. A Team Member replied that they see zero problems adapting to this request, but welcome conversation about this situation anytime.

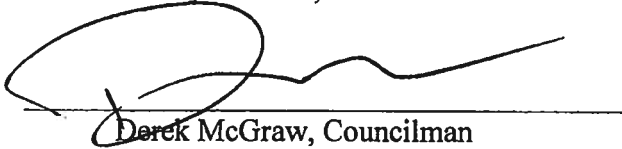
Paul Waters, Economic Development Coalition of Gibson County, spoke about the abatement. He feels strongly about getting the \$750,000 Economic Development payment to help do projects in East Gibson, where there is a need.

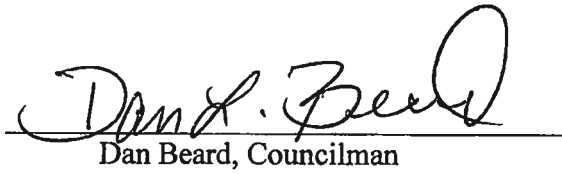
The meeting was adjourned at 5:45 p.m.


Minutes from the September 22nd, 2020 joint meeting.

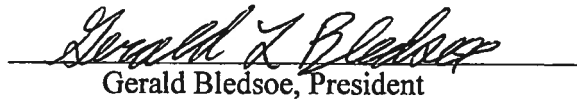

Jay Riley, President

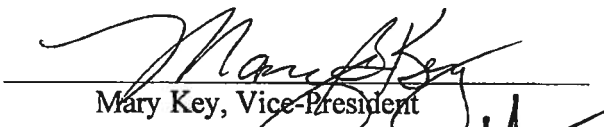
Jeremy Overton, Councilman

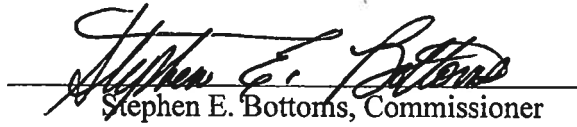

Derek McGraw, Councilman


Dan Beard, Councilman


Michael Stilwell, Councilman


Gerald Bledsoe, President


Mary Key, Vice-President


Stephen E. Bottoms, Commissioner

Attest: 
Sherri Smith, Gibson County Auditor