

**Cass County, Indiana
Proposed Harvest Wind Energy,
LLC Wind Farm Project
May 21, 2018**

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Investment Information

The following information is based on a proposed 200 Megawatt Harvest Wind Energy, LLC total estimated investment of \$335,320,325 in Cass County, Indiana.

Note: Does not include estimated cost of \$20,626,000 for road improvements.

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Umbaugh & Associates, Certified Public Accountants, 109 West Main Street, Cass County, Indiana

Estimated Cost of Investment

	<u>Adams Township</u>	<u>Bethlehem Township</u>	<u>Harrison Township</u>	<u>Boone Township</u>	<u>Total</u>
Estimated Cost	\$28,114,697	\$84,613,420	\$122,296,104	\$100,296,104	\$335,320,325
Estimated Gross Assessed Value (1)	\$8,434,409	\$26,059,026	\$36,688,831	\$30,088,831	\$101,271,098

(1) Estimated gross assessed value after depreciation and reaching the 30% floor.

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Estimated Total Property Taxes

Assumes 10-Year 55% Property Tax Abatements for the Proposed Investment

Taxes Payable Year	Without Proposed Abatement	With Proposed Abatement	Estimated Abatement Savings
Year 1	\$1,697,700	\$763,970	\$933,730
Year 2	2,571,050	1,156,970	1,414,080
Year 3	1,594,340	717,450	876,890
Year 4	1,586,150	713,760	872,390
Year 5	1,586,150	713,760	872,390
Year 6	1,586,150	713,760	872,390
Year 7	1,586,150	713,760	872,390
Year 8	1,586,150	713,760	872,390
Year 9	1,586,150	713,760	872,390
Year 10	1,586,150	713,760	872,390
Year 11	1,586,150	1,586,150	0
Totals	\$18,552,290	\$9,220,860	\$9,331,430

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Estimated Increase in Cumulative Fund Revenues

	Cass Cty. Cum. Capital Development <u>Fund</u>	Adams Twp. Cum. Fire <u>Fund</u>	Bethlehem Twp. Cum. Fire <u>Fund</u>	Harrison Twp. Cum. Fire <u>Fund</u>	Boone Twp. Cum. Fire <u>Fund</u>	Logansport Cass Cty. Airp. Auth. Cum. Bldg. <u>Fund</u>
Current Revenues	\$135,253	\$17,014	\$9,465	\$7,608	\$16,756	\$44,634
Estimated Revenues	\$145,380	\$19,823	\$13,374	\$12,341	\$24,880	\$47,975
Estimated Annual Increase	\$10,127	\$2,809	\$3,909	\$4,733	\$8,124	\$3,341

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Estimated Taxpayer Impact – Adams Township

	Estimated Property Tax Rate	\$50,000 Home Value	\$82,400 Home Value	\$150,000 Home Value	1 Acre Ag. Land	\$100,000 Business
During Abatement						
Current Tax Rate	\$1.7388	\$146.47	\$312.13	\$955.72	\$27.10	\$1,464.70
Est. Tax Rate	<u>1.6190</u>	<u>136.38</u>	<u>290.63</u>	<u>889.88</u>	<u>25.23</u>	<u>1,363.80</u>
Difference	<u>(\$0.1198)</u>	<u>(\$10.09)</u>	<u>(\$21.50)</u>	<u>(\$65.84)</u>	<u>(\$1.87)</u>	<u>(\$100.90)</u>
After Abatement						
Current Tax Rate	\$1.7388	\$146.47	\$312.13	\$955.72	\$27.10	\$1,464.70
Est. Tax Rate	<u>1.5002</u>	<u>126.37</u>	<u>269.29</u>	<u>824.56</u>	<u>23.38</u>	<u>1,263.70</u>
Difference	<u>(\$0.2386)</u>	<u>(\$20.10)</u>	<u>(\$42.84)</u>	<u>(\$131.16)</u>	<u>(\$3.72)</u>	<u>(\$201.00)</u>

Note: The proposed abatement is a 10-year 55% property tax abatement.

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Estimated Taxpayer Impact – Bethlehem Township

	Estimated Property Tax Rate	\$50,000 Home Value	\$82,400 Home Value	\$150,000 Home Value	1 Acre Ag. Land	\$100,000 Business
During Abatement						
Current Tax Rate	\$1.7259	\$145.38	\$309.80	\$948.60	\$26.90	\$1,453.80
Est. Tax Rate	<u>1.6016</u>	<u>134.91</u>	<u>287.49</u>	<u>880.29</u>	<u>24.96</u>	<u>1,349.10</u>
Difference	<u>(\$0.1243)</u>	<u>(\$10.47)</u>	<u>(\$22.31)</u>	<u>(\$68.31)</u>	<u>(\$1.94)</u>	<u>(\$104.70)</u>
After Abatement						
Current Tax Rate	\$1.7259	\$145.38	\$309.80	\$948.60	\$26.90	\$1,453.80
Est. Tax Rate	<u>1.4795</u>	<u>124.63</u>	<u>265.59</u>	<u>813.21</u>	<u>23.06</u>	<u>1,246.30</u>
Difference	<u>(\$0.2464)</u>	<u>(\$20.75)</u>	<u>(\$44.21)</u>	<u>(\$135.39)</u>	<u>(\$3.84)</u>	<u>(\$207.50)</u>

Note: The proposed abatement is a 10-year 55% property tax abatement.

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Estimated Taxpayer Impact – Harrison Township

	Estimated Property Tax Rate	\$50,000 Home Value	\$82,400 Home Value	\$150,000 Home Value	1 Acre Ag. Land	\$100,000 Business
During Abatement						
Current Tax Rate	\$1.9200	\$161.73	\$344.65	\$1,055.29	\$29.92	\$1,617.30
Est. Tax Rate	<u>1.7744</u>	<u>149.47</u>	<u>318.52</u>	<u>975.29</u>	<u>27.65</u>	<u>1,494.70</u>
Difference	<u>(\$0.1456)</u>	<u>(\$12.26)</u>	<u>(\$26.13)</u>	<u>(\$80.00)</u>	<u>(\$2.27)</u>	<u>(\$122.60)</u>
After Abatement						
Current Tax Rate	\$1.9200	\$161.73	\$344.65	\$1,055.29	\$29.92	\$1,617.30
Est. Tax Rate	<u>1.6330</u>	<u>137.56</u>	<u>293.14</u>	<u>897.58</u>	<u>25.45</u>	<u>1,375.60</u>
Difference	<u>(\$0.2870)</u>	<u>(\$24.17)</u>	<u>(\$51.51)</u>	<u>(\$157.71)</u>	<u>(\$4.47)</u>	<u>(\$241.70)</u>

Note: The proposed abatement is a 10-year 55% property tax abatement.

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Estimated Taxpayer Impact – Boone Township

	Estimated Property Tax Rate	\$50,000 Home Value	\$82,400 Home Value	\$150,000 Home Value	1 Acre Ag. Land	\$100,000 Business
During Abatement						
Current Tax Rate	\$1.9348	\$162.98	\$347.31	\$1,063.44	\$30.15	\$1,629.80
Est. Tax Rate	<u>1.7801</u>	<u>149.95</u>	<u>319.54</u>	<u>978.42</u>	<u>27.74</u>	<u>1,499.50</u>
Difference	<u>(\$0.1547)</u>	<u>(\$13.03)</u>	<u>(\$27.77)</u>	<u>(\$85.02)</u>	<u>(\$2.41)</u>	<u>(\$130.30)</u>
After Abatement						
Current Tax Rate	\$1.9348	\$162.98	\$347.31	\$1,063.44	\$30.15	\$1,629.80
Est. Tax Rate	<u>1.6299</u>	<u>137.29</u>	<u>292.56</u>	<u>895.82</u>	<u>25.40</u>	<u>1,372.90</u>
Difference	<u>(\$0.3049)</u>	<u>(\$25.69)</u>	<u>(\$54.75)</u>	<u>(\$167.62)</u>	<u>(\$4.75)</u>	<u>(\$256.90)</u>

Note: The proposed abatement is a 10-year 55% property tax abatement.

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Estimated Economic Development Payment

<u>Dollar Amount Per Megawatt</u>	<u>Total Economic Development Payment</u>	<u>Payment Per Year For Four Years</u>
\$25,000	\$5,000,000	\$1,250,000

Note: Based on an estimated total of 200 Megawatts, per Harvest Wind Energy, LLC.

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