

# Property Tax Analysis for the Blazing Star Solar Project

November 2025

Apex Clean Energy is developing the Blazing Star Solar Project in Allegan County, Michigan. The Blazing Star Solar Project (“Project”) consists of an estimated 125 megawatts (MW) of solar capacity and the associated access roads, transmission and communication equipment, storage areas, and control facilities. The Project will result in significant property taxes paid to the local taxing jurisdictions, which have been estimated below.

In Michigan, renewable energy projects are classified as industrial personal property. Any transmission lines associated with projects are classified as utility personal property, and any onsite buildings are classified as real property. Additional real property taxes will be paid on the land, which will generally be reclassified as industrial for tax purposes if more than 50% of the parcel is used for solar energy generation. Industrial personal property is exempt from paying school operating and state education taxes. Solar projects are eligible for a solar facilities tax that exempts projects from all industrial personal property taxes for 20 years and replaces them with a set dollar amount per megawatt of nameplate capacity. The total development is anticipated to result in the following property tax totals:

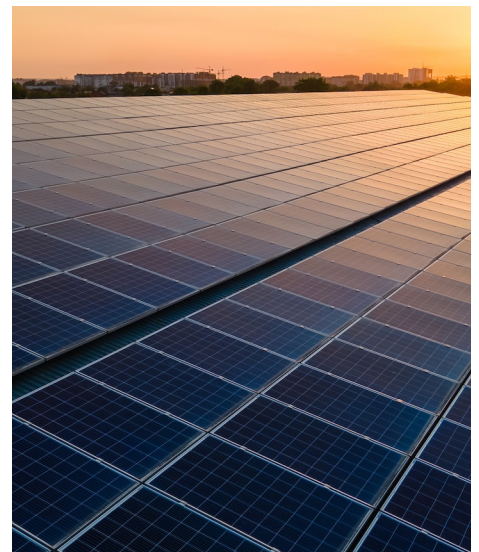
- Over \$24.6 million in property taxes in total for all taxing districts over the life of the Project
- Over \$14.2 million in total school district property taxes over the life of the Project
- Over \$5.0 million in total county property taxes for Allegan County over the life of the Project
- Over \$2.0 million in total township property taxes for Wayland Township over the life of the Project

**\$24.6 Million in Property Taxes**



**The analysis below contains a number of assumptions, as follows:**

- Over \$230 million of the Project's costs will be classified as industrial personal property and over \$12.0 million of the Project's costs will be classified as utility personal property.
- The assessment ratio is 50%.
- Industrial personal property depreciates to a minimum of 12%.
- All tax (millage) rates are held constant at their 2025 rates. Assumed rates are 5.1619 for Allegan County, 6 for State Education, 18 for Wayland Union Schools Operating, 8.4 for Wayland Union Schools Debt, 1 for Roads, 0.2426 for the Medical Care Facility, 0.097 for Allegan Conservation District, 3.0761 for Allegan Area Educational Service Agency, 1.7381 for Allegan Area Education Service Agency - Vocational Education, 1.0468 for Wayland Township Operating, 1 for Wayland Township Fire/Ambulance, and 1.3506 for Henika District Library.
- The Project pays taxes on construction work in progress for Tax Year 2027 and is operational for Tax Year 2028.
- The Project is decommissioned after 30 years of operations and pays no more taxes after decommissioning.
- The Project will be exempt from industrial personal property taxes for the first 20 years of taxation under an approved Payment in Lieu of Taxation agreement with Wayland Township.
- The Project pays a Solar Facilities Tax of \$7,000 per megawatt of nameplate capacity for the first 20 years of taxation. The Project is assumed to be 50% complete for Tax Year 2027 and 100% complete for Tax Year 2028.
- The Solar Facilities Tax is allocated to the taxing jurisdictions according to their relative millage rates.
- The names of the taxing bodies used in this section come from the county and state tax websites.
- The comprehensiveness and accuracy of the analysis below is dependent upon the assumptions listed above and used to calculate the local tax results. The analysis is to serve as a projection of local tax benefits to the community and is not a guarantee of local tax revenue.
- If the inputs received from Apex Clean Energy, the laws surrounding renewable energy taxation in Michigan, or the millage rates in Allegan County change in a material way after the completion of this report, this analysis may no longer accurately reflect the local taxes to be paid by the Blazing Star Solar Project.
- No comprehensive tax payment was calculated, and these calculations are only to be used to illustrate the economic impact of the Project.



**Table 1 – Total Property Taxes Paid by the Blazing Star Solar Project**

Year	Total Paid
CWIP	\$404,600
2028	\$1,110,965
2029	\$1,102,484
2030	\$1,094,004
2031	\$1,082,697
2032	\$1,071,390
2033	\$1,060,083
2034	\$1,048,775
2035	\$1,037,468
2036	\$1,028,988
2037	\$1,020,508
2038	\$1,012,027
2039	\$1,003,547
2040	\$995,066
2041	\$986,586
2042	\$980,933
...	\$980,933
2046	\$980,933
2047	\$460,300
...	\$460,300
2057	\$460,300
<b>TOTAL</b>	<b>\$24,622,551</b>
<b>AVG ANNUAL</b>	<b>\$820,752</b>

As shown in Table 1, a conservative estimate of the total local tax paid by the Project starts out at over \$404 thousand during CWIP, increases to over \$1.1 million during the first year of operations, and declines slightly due to depreciation of the utility personal property until it reaches the maximum depreciation in 2042. After that, the Project is fully depreciated. In 2047, the solar facilities tax ends and is replaced with ad valorem taxation of industrial personal property, causing a sharp decline in expected revenue. The expected total property taxes paid over the lifetime of the Project are over \$24.6 million, and the average annual property taxes paid will be over \$820 thousand.

**Figure 1 – Total Property Taxes Paid to Taxing Jurisdictions**

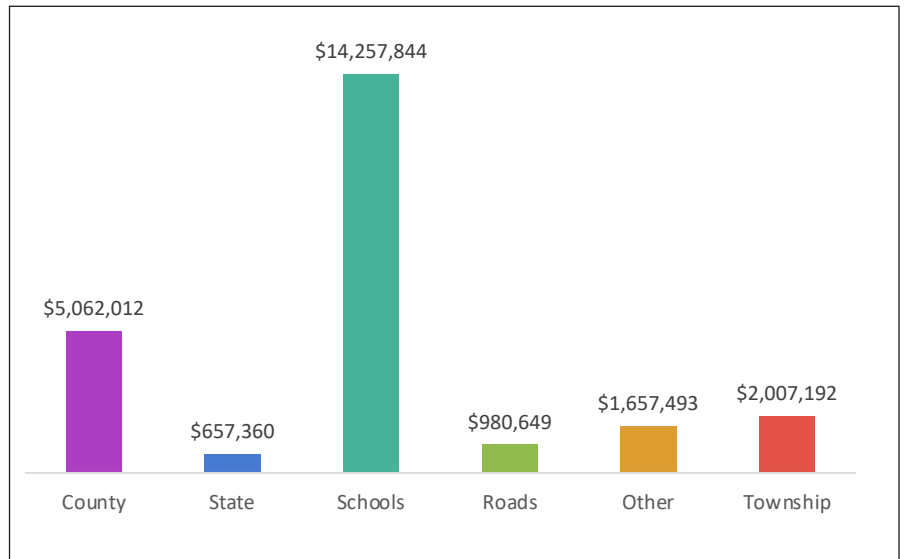






Table 2 shows an estimate of the likely taxes paid to the following taxing bodies: Allegan County, State Education, Roads, the Medical Care Facility, and Allegan Conservation District. According to Table 2, the total amounts paid over 30 years are over \$5.0 million for Allegan County, over \$657 thousand for State Education, over \$980 thousand for Roads, over \$237 thousand for the Medical Care Facility, and over \$95.1 thousand for Allegan Conservation District over the Project's lifetime.

**Table 2 – Tax Benefits from the Blazing Star Solar Project for the State, County, and Other Taxing Bodies**

Year	Allegan County	State Education	Roads	Medical Care Facility	Allegan Conservation District
CWIP	\$97,708	\$0	\$18,929	\$4,592	\$1,836
2028	\$225,148	\$34,560	\$43,617	\$10,582	\$4,231
2029	\$224,219	\$33,480	\$43,437	\$10,538	\$4,213
2030	\$223,290	\$32,400	\$43,257	\$10,494	\$4,196
2031	\$222,051	\$30,960	\$43,017	\$10,436	\$4,173
2032	\$220,812	\$29,520	\$42,777	\$10,378	\$4,149
2033	\$219,573	\$28,080	\$42,537	\$10,320	\$4,126
2034	\$218,335	\$26,640	\$42,297	\$10,261	\$4,103
2035	\$217,096	\$25,200	\$42,057	\$10,203	\$4,080
2036	\$216,167	\$24,120	\$41,877	\$10,159	\$4,062
2037	\$215,237	\$23,040	\$41,697	\$10,116	\$4,045
2038	\$214,308	\$21,960	\$41,517	\$10,072	\$4,027
2039	\$213,379	\$20,880	\$41,337	\$10,028	\$4,010
2040	\$212,450	\$19,800	\$41,157	\$9,985	\$3,992
2041	\$211,521	\$18,720	\$40,977	\$9,941	\$3,975
2042	\$210,901	\$18,000	\$40,857	\$9,912	\$3,963
...	\$210,901	\$18,000	\$40,857	\$9,912	\$3,963
2046	\$210,901	\$18,000	\$40,857	\$9,912	\$3,963
2047	\$86,720	\$18,000	\$16,800	\$4,076	\$1,630
...	\$86,720	\$18,000	\$16,800	\$4,076	\$1,630
2057	\$86,720	\$18,000	\$16,800	\$4,076	\$1,630
<b>TOTAL</b>	<b>\$5,062,012</b>	<b>\$657,360</b>	<b>\$980,649</b>	<b>\$237,905</b>	<b>\$95,123</b>
<b>AVG ANNUAL</b>	<b>\$168,734</b>	<b>\$21,912</b>	<b>\$32,688</b>	<b>\$7,930</b>	<b>\$3,171</b>



Table 3 shows an estimate of the likely taxes paid to the relevant taxing bodies. According to Table 3, the total amounts paid over 30 years are over \$1.0 million for Wayland Township Operating, over \$980 thousand for Wayland Township Fire/Ambulance, and over \$1.3 million for Henika District Library over the Project's lifetime.

**Table 3 – Tax Benefits from the Blazing Star Solar Project for Other Taxing Bodies**

Year	Wayland Township Operating	Wayland Township Fire/ Ambulance	Henika District Library
CWIP	\$19,815	\$18,929	\$25,565
2028	\$45,659	\$43,617	\$58,910
2029	\$45,470	\$43,437	\$58,666
2030	\$45,282	\$43,257	\$58,423
2031	\$45,031	\$43,017	\$58,099
2032	\$44,779	\$42,777	\$57,775
2033	\$44,528	\$42,537	\$57,451
2034	\$44,277	\$42,297	\$57,127
2035	\$44,026	\$42,057	\$56,803
2036	\$43,837	\$41,877	\$56,560
2037	\$43,649	\$41,697	\$56,316
2038	\$43,460	\$41,517	\$56,073
2039	\$43,272	\$41,337	\$55,830
2040	\$43,083	\$41,157	\$55,587
2041	\$42,895	\$40,977	\$55,344
2042	\$42,769	\$40,857	\$55,182
...	\$42,769	\$40,857	\$55,182
2046	\$42,769	\$40,857	\$55,182
2047	\$17,586	\$16,800	\$22,690
...	\$17,586	\$16,800	\$22,690
2057	\$17,586	\$16,800	\$22,690
<b>TOTAL</b>	<b>\$1,026,543</b>	<b>\$980,649</b>	<b>\$1,324,465</b>
<b>AVG ANNUAL</b>	<b>\$34,218</b>	<b>\$32,688</b>	<b>\$44,149</b>



The largest taxing jurisdictions for property taxes are local school districts. However, the tax implications for school districts are more complicated than for other taxing bodies. School districts receive state aid based on the assessed value of the taxable property within their district. As assessed value increases, the state aid to the school districts is decreased.

Although the exact amount of the reduction in state aid to the school districts is uncertain, local project tax revenue is superior to relying on state aid for the following reasons: (1) the solar Project can't relocate – it is a permanent structure that will be within the school districts' footprints for the life of the Project; (2) the school districts can raise the tax rate and increase their revenues as needed; (3) the school districts do not have to deal with the year-to-year uncertainty of state aid amounts; (4) the school districts do not have to wait for months (or even into the next Fiscal Year) for payment; (5) the Project does not increase the overall cost of education in the way that a new residential development would; (6) the Project can be

used to pay off debt funds for the school districts without a reduction in state aid, allowing the school districts' debt to be paid off more quickly and reducing the property tax burden on residents.

Table 4 shows the direct property tax revenue coming from the Project to the School Districts. This tax revenue uses the assumptions outlined earlier to calculate the other tax revenue and assumes that 100% of the Project area is in the Allegan Area Educational Service Agency district and 100% of the Project area is in the Wayland Union Schools district. Over the 30-year life of the Project, the school districts are expected to receive over \$14.2 million in tax revenue.

**Table 4 – Tax Benefits from the Blazing Star Solar Project for the School Districts**

Year	Wayland Union Schools Operating	Wayland Union Schools Debt	Allegan Area Educational Service Agency	Allegan Area Education Service Agency - Vocational Education
CWIP	\$0	\$159,001	\$58,226	\$0
2028	\$103,680	\$366,385	\$134,171	\$40,404
2029	\$100,440	\$364,873	\$133,618	\$40,092
2030	\$97,200	\$363,361	\$133,064	\$39,779
2031	\$92,880	\$361,345	\$132,326	\$39,362
2032	\$88,560	\$359,329	\$131,587	\$38,944
2033	\$84,240	\$357,313	\$130,849	\$38,527
2034	\$79,920	\$355,297	\$130,111	\$38,110
2035	\$75,600	\$353,281	\$129,373	\$37,693
2036	\$72,360	\$351,769	\$128,819	\$37,380
2037	\$69,120	\$350,257	\$128,265	\$37,067
2038	\$65,880	\$348,745	\$127,711	\$36,754
2039	\$62,640	\$347,233	\$127,158	\$36,442
2040	\$59,400	\$345,721	\$126,604	\$36,129
2041	\$56,160	\$344,209	\$126,050	\$35,816
2042	\$54,000	\$343,201	\$125,681	\$35,607
...	\$54,000	\$343,201	\$125,681	\$35,607
2046	\$54,000	\$343,201	\$125,681	\$35,607
2047	\$54,000	\$141,120	\$51,678	\$29,200
...	\$54,000	\$141,120	\$51,678	\$29,200
2057	\$54,000	\$141,120	\$51,678	\$29,200
<b>TOTAL</b>	<b>\$1,972,080</b>	<b>\$8,237,452</b>	<b>\$3,016,575</b>	<b>\$1,031,737</b>
<b>AVG ANNUAL</b>	<b>\$65,736</b>	<b>\$274,582</b>	<b>\$100,552</b>	<b>\$34,391</b>

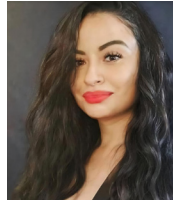
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Bryan Loomis has conducted economic impact, property tax, and land use analyses at Strategic Economic Research since 2019. He has performed or overseen more than 200 wind and solar analyses and provided expert testimony for permitting hearings across several states, including Colorado, Kansas, Indiana, Illinois, and Iowa. Bryan enhanced SER's property tax methodology by incorporating state tax laws, depreciation, and millage rates into the firm's analysis tools. Before joining SER, he managed a consulting agency supporting over 30 technology startups, and he earned his MBA from Belmont University in 2016.



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Timothy Roberts leads the Property Tax Team at Strategic Economic Research, specializing in renewable energy property tax analyses. Since 2022, he has completed over 250 analyses, and he earned an IPT (Institute for Professionals In Taxation) certificate in 2025. He has developed streamlined procedures for the team, contributed to economic impact analyses, and built tools that improve data efficiency. In 2023, his calculation of SER's net carbon offset helped the firm earn a renewable energy award from Google.

Strategic Economic Research, LLC (SER) provides economic impact and local tax analyses for energy projects throughout the United States. SER reports show the jobs, earnings, output, and property taxes that these projects bring to local communities. The company has analyzed over 700 projects (over 132 gigawatts of energy) in 38 states. SER has grown to over 25 employees across the country. For more information about the associates who contribute to SER's reports, visit our website: [strategiceconomic.com/about](https://strategiceconomic.com/about)