

NOTICE OF HEARING – MILLARD COUNTY REDEVELOPMENT AGENCY

MILLARD COUNTY: ENERGY & INDUSTRY CDA COMMUNITY DEVELOPMENT PROJECT AREA

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On August 23, 2016, the Millard County Redevelopment Agency (the “Agency”), by resolution, adopted the Project Area Plan (the “Plan”) for the Millard County: Energy & Industry CDA - Community Development Project Area (the “Energy CDA”) and subsequently has held multiple public hearings regarding the Plan and establishing a budget for the proposed utility-scale solar energy development project to be developed by ECG Utah Solar 1, LLC (“Utah Solar 1”) within the Energy CDA (the “Utah Solar 1 Project”). The Agency has determined it necessary to amend the Plan and adopt a Budget specifically for the Utah Solar 1 Project.

The purpose of this notice is to indicate that the Agency will hold a public hearing related to the amendments to the Plan (the “Amended Plan”) and to adopt the budget for the Utah Solar 1 Project (the “Budget”) and to invite any of the recipients of this notice to submit any comments related to the Amended Plan, the Budget or the creation of the Energy CDA. Any person objecting to the Amended Plan or Budget or contesting the regularity of any of the proceedings to adopt the Amended Plan or Budget may appear before the Agency at said public hearing to show cause why the Amended Plan or Budget should not be adopted. A copy of the Amended Plan and Budget are available for inspection at the Agency offices, which is 50 South Main, Fillmore, Utah, 84631.

The governing body of the Agency previously adopted a resolution authorizing the preparation of one or more draft community reinvestment project area plan(s) and budget(s) for the proposed project area(s) within the Energy CDA, including the Utah Solar 1 Project. Agency staff and consultants have prepared an Amended Plan for the Project Area, along with a Budget, within the Energy CDA.

The Amended Plan and Budget provide for the Agency to receive tax increment, which is property tax revenues resulting from an increase in valuation of property within the Energy CDA and Utah Solar 1 Project and paid to the Agency for project area development rather than to the taxing entity to which the tax revenues would otherwise have been paid if the proposed Energy CDA is created and the use of tax increment is approved by a resolution passed by one or more of those taxing entities.

As outlined in the Budget, the Agency is requested **\$24,771,079** in property tax revenues that will be generated within the Energy CDA (and specifically by the Utah Solar 1 Project) to fund a portion of the project costs within the Energy CDA. These property tax revenues are anticipated to be used as follows:

Uses of Tax Increment

Uses	Total
Project Area Administration	\$619,277
Redevelopment Activities	\$11,556,262
Scholarships	\$210,000
Remittance back to Taxing Entities	\$12,385,539
Total Uses of Tax Increment Funds	\$24,771,079

The property taxes will be levied by the following governmental entities, and, assuming current tax rates, the taxes paid to the Agency for the Energy CDA related to the Utah Solar 1 Project from each taxing entity will be as follows:

Sources of Tax Increment Funds

Entity	Total
Millard School District	\$21,784,588
Mosquito Abatement	\$1,965,750
Millard County Fire Services District	\$1,020,741
Total Tax Increment Paid to Agency	\$24,771,079

All of the property taxes to be paid to the Agency for the development in the Energy CDA and Utah Solar 1 Project are taxes that will be generated only if the Utah Solar 1 Project is developed. All concerned citizens are invited to attend the Amended Plan and Budget hearing scheduled for October 31, 2023, commencing at 10:00 a.m. or as soon thereafter as possible, at the Millard County Courthouse, 50 South Main, Fillmore, Utah, 84631. A copy of the Energy CDA Budget related to the Utah Solar 1 Project is available at the offices of Millard County located at 50 South Main, Fillmore, Utah, 84631 and on the County’s website, <https://millardcounty.org/>.

Property tax revenue resulting from an increase in valuation of property within the proposed project area will be paid to the Agency for project area development rather than to the taxing entity to which the tax revenue would otherwise have been paid if one or more taxing entities agree to share property tax revenue under a resolution passed by the taxing entities; and

1. the Amended Plan provides for the Agency to receive tax increment; and
2. an invitation to the recipient of the notice to submit to the agency comments concerning the subject matter of the hearing before the date of the hearing.

The Amended Plan covers approximately 330,811 acres of land located in portions of Millard County as set forth in the attached map. The Utah Solar 1 Project area consists of approximately 1,750 acres. Persons may receive a copy of the boundary description at no cost by contacting Marki Rowley, Millard County Clerk, phone: (435) 743-1057, email: mrowley@co.millard.ut.us.

All persons interested and present will be given an opportunity to be heard in this matter. Written comments may also be submitted to the Agency regarding the Amended Plan and Budget prior to the date of the public hearing. All concerned citizens are invited to attend the hearing. Any person objecting to the Amended Plan or Budget or contesting the regularity of any of the proceedings to adopt the Amended Plan or Budget, may appear before the board at the hearing to show cause why the Amended Plan or Budget should not be adopted. The Amended Plan and Budget are available in a substantially final form for public inspection at the Millard County Offices and on the County's website, <https://millardcounty.org/>.

People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two days prior to the meeting date by contacting the County Clerk's Office by phone at (435) 743-1057.

Legal Description of Project Area for Energy & Industry Park Area

The Project Area is located in Millard County, Utah and described as follows:

ENERGY & INDUSTRY PARK AREA

That certain real property located in Millard County, Utah, more particularly described as follows:

Beginning at the Northwest corner of Section 4, Township 15 South, Range 7 West, Salt Lake Base and Meridian,

thence S 89° 15' 36.72" E, 26487.578 feet,
thence S 0° 49' 0.84" W, 10603.105 feet,
thence S 89° 7' 18.12" E, 10566.792 feet,
thence S 0° 54' 57.96" W, 5285.176 feet,
thence S 89° 18' 12.96" E, 15832.42 feet,
thence S 0° 18' 53.64" W, 5029.158 feet,
thence S 89° 32' 15.72" E, 5332.364 feet,
thence N 0° 7' 29.28" E, 2649.106 feet,
thence S 88° 47' 10.68" E, 5316.684 feet,
thence S 0° 16' 0.48" W, 2657.41 feet,
thence N 89° 58' 32.16" E, 2668.559 feet,
thence S 1° 2' 37.68" W, 5659.481 feet,
thence S 40° 2' 3.84" W, 13408.258 feet,
thence S 89° 33' 11.88" W, 4852.821 feet,
thence N 0° 57' 10.08" E, 5334.191 feet,
thence N 89° 34' 46.92" W, 5230.124 feet,
thence S 1° 51' 45.72" W, 6314.337 feet,

thence S 89° 31' 29.64" W, 5306.302 feet,
thence N 1° 53' 9.96" E, 6418.477 feet,
thence N 89° 15' 47.88" W, 15881.399 feet,
thence S 1° 10' 13.08" W, 11920.655 feet,
thence N 89° 18' 14.4" W, 3984.82 feet,
thence N 1° 33' 18" E, 1317.955 feet,
thence S 89° 7' 47.64" E, 1334.167 feet,
thence N 1° 19' 29.28 E, 10608.991 feet,
thence N 89° 15' 47.88" W, 2664.253 feet,
thence N 0° 39' 55.44" E, 5250.082 feet,
thence N 89° 0' 7.92" W, 5295.606 feet,
thence S 0° 44' 19.68" W, 2623.666 feet,
thence N 89° 0' 28.8" W, 1321.755 feet,
thence N 0° 28' 9.84" E, 2643.551 feet,
thence N 89° 1' 40.8" W, 3963.384 feet,
thence N 0° 58' 25.32" E, 5262.13 feet,
thence N 89° 16' 4.8" W, 2645.926 feet,
thence N 0° 47' 10.32" E, 2654.186 feet,
thence N 89° 21' 50.4" W, 2656.944 feet,

thence N 0° 45' 41.76" E, 1321.163 feet,
thence N 88° 41' 12.48" W, 1323.157 feet,
thence N 0° 48' 12.24" E, 1322.103 feet,
thence N 88° 36' 42.84" W, 2645.011 feet,
thence N 0° 45' 6.12" E, 1324.278 feet,
thence S 88° 32' 59.64" E, 1322.442 feet,
thence N 0° 44' 7.08" E, 1323.643 feet,
thence N 88° 30' 18.36" W, 2644.154 feet,
thence N 0° 46' 4.8" E, 1325.699 feet,
thence S 88° 26' 51" E, 1321.718 feet,
thence N 2° 40' 45.12" E, 1311.015 feet,
thence N 87° 55' 43.68" W, 1391.433 feet,
thence N 0° 33' 33.12" E, 2641.646 feet,
thence N 89° 57' 44.64" W, 2653.451 feet,
thence N 0° 0' 0" E, 1320 feet,
thence S 89° 57' 41.04" E, 1326.725 feet,
thence N 0° 0' 0" E, 1268.263 feet,
thence S 89° 2' 36.6" E, 1385.518 feet,
thence N 0° 52' 27.12" E, 5325.053 feet to the point of beginning.

Excluding the following:

IPP PARCEL

Township 15 South, Range 6 West, Salt Lake Meridian

The SW1/4 of the NW1/4, and the SW1/4 of Section 18

The NW1/4, the N1/2 of the SW1/4, and the SW1/4 of the SW1/4 of Section 19

Township 15 South, Range 7 West, Salt Lake Meridian

All of Sections 10, 11, 14 & 15

The SW1/4 of the SW1/4 of Section 12

The SE1/4, SW1/4, NW1/4, S1/2 of the NE1/4, and the NW1/4 of the NE1/4 of Section 13

All of Sections 22, 23 & 24 lying Northerly of the Brush Wellman Road

ALSO Described as follows:

Beginning at the Southwest corner of Section 15, Township 15 South, Range 7 West, Salt Lake Meridian; thence North 00°17'49" East 2642.93 feet along section line to the West quarter corner of said Section 15; thence North 00°18'20" East 2643.68 feet along section line to the Southwest Corner of Section 10, T15S R7W SLM; thence North 00°12'33" East 5280.65 feet along section line to the Northwest corner of said Section 10; thence South 89°56'04" East 5302.02 feet along section line to the Northwest corner of Section 11, T15S R7W SLM; thence South 89°41'31" East 2643.53 feet along section line to the North quarter corner of said Section 11; thence South 89°52'35" East 2646.87 feet to the Northeast corner of said Section 11; thence South 00°15'58" West 3969.80 feet along section line to the Northwest corner of the SW1/4 SW1/4 of Section 12, T15S R7W SLM; thence South 89°49'53" East 1325.04 feet along sixteenth line to the Northeast corner of the SW1/4 SW1/4 of said Section 12; thence South 00°16'06" West 1323.13 feet along sixteenth line to the Southeast corner of the SW1/4 SW1/4 of said Section 12; thence South 89°50'15" East 2649.97 feet along section line to the Northeast corner of the NW1/4 NE1/4 of Section 13, T15S R7W SLM; thence South 00°13'19" West 1324.68 feet along sixteenth line to the Southeast corner of the NW1/4 NE1/4 of said Section 13; thence South 89°52'38" East 1324.91 feet along sixteenth line to the Northwest corner of the SW1/4 of the NW1/4 of Section 18, T15S R6W SLM; thence South 89°39'10" East 1322.07 feet along sixteenth line to the Northeast corner of the SW1/4 NW1/4 of said Section 18; thence South 00°13'11" West 1323.15 feet along sixteenth line to the Southeast corner of the SW1/4 NW1/4 of said Section 18; thence South 89°40'45" East 1322.20 feet along quarter section line to the center quarter corner of said Section 18; thence South 00°12'58" West 2645.16 feet along quarter section line to the North quarter corner of said Section 19, T15S R6W SLM; thence South 00°18'27" West 2645.00 feet along quarter section line to the center quarter corner of said Section 19; thence South 00°18'22" West 1322.30 feet along quarter section line to the Southeast corner of the NE1/4 SW1/4 of said Section 19; thence North 89°45'15" West 1322.29 feet along sixteenth line to the Northeast corner of the SW1/4 SW1/4 of said Section 19; thence South 00°18'15" West 1322.64 feet along sixteenth line to the Southeast corner of the SW1/4 SW1/4 of said Section 19; thence North 89°45'41" West 1059.30 feet along section line to its intersection with the northerly ROW line of Brush Wellman Road; thence along Brush Wellman Road through the following (4) four calls, to-wit: (1) North 71°24'06" West 2892.31 feet; (2) thence North 71°21'45" West 11326.29 feet; (3) thence North 70°50'10" West 1849.98 feet; (4) thence North 77°38'23" West 929.41 feet to a point on the westerly line of Section 22, T15S R7W SLM; thence North 00°14'13" East 5.75 feet along section line to the POINT OF BEGINNING. Contains 201765771 square feet or 4631.905 acres, more or less

Map of Energy & Industry Park Area for the Utah Solar 1 Project (Area excludes IPP)

