

Millard County:
Energy & Industry CDA 2016
Draft Community Development Project Area Plan

(PURSUANT TO UCA § 17C-1-403 *ET SEQ.*)

Millard County Redevelopment Agency
August 23, 2016

OFFICIAL ADOPTED PLAN

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1. Introduction and Adoption of Area Plan

Pursuant to Resolution No. 16-03-15C, the Board of the Millard County Redevelopment Agency (also referenced herein as the “Agency”) authorized the preparation of this Community Development Project Area Plan (the “Plan”) in accordance with the provisions of Title 17C of the Utah Code Annotated 1953, as amended (the “Act”). The Plan, upon adoption, shall be titled the “Millard County: Energy & Industry CDA 2016” and will cover certain property identified in the attached “**Exhibit A – Plan Area Maps**” (the “Plan Area”). The Plan was officially adopted by the Agency on August 23, 2016 and is being amended as of September 5, 2023 solely to (i) correct a typographical error in the Plan Area legal description, and (ii) make expressly clear that the Intermountain Power Project is not included in the Plan Area.

The Plan Area is uniquely situated to be a catalyst for county-wide economic development. It is located near the crossroads of both interstate rail and highway systems, the Intermountain Power Project (“IPP”) electrical substation, which includes a high voltage line that extends for nearly 500 miles directly to Southern California, an interstate natural gas pipeline system with direct access to producers in Opal, Wyoming, an existing beryllium processing plant, expansive lithium sources, abundant solar radiation, and sulfate of potash deposits.

The Agency’s objectives, through the implementation and execution of this Plan, are to:

- expand and diversify the County’s industrial tax base to benefit all taxing entities;
- promote the efficient use of natural resources;
- create new employment opportunities;
- facilitate the development of underutilized properties within the Plan Area;
- encourage the development and use of tracts of land which are currently tax-exempt;
- support the growth of manufacturing, processing, energy development, industrial and natural resource uses in the County; and
- induce private capital investment within the Plan Area and throughout the County.

In order to achieve these objectives, this Plan contemplates using the Tax Increment¹ to:

- Facilitate and finance public and private infrastructure, including, without limitation, natural gas, telecommunications, electricity, water, sewer, storm drainage, and roadway improvements;
- Allow the Agency to participate in site and land development activity;
- Incentivize private/public participation that will promote the creation of employment opportunities and private capital investment; and
- Induce companies to locate operations, facilities and processing plants within the Plan Area and assist in ensuring that sites within the Plan Area can be competitive and economically attractive to private industry and the marketplace.

As described above, the Agency proposes to use Tax Increment to encourage economic development and industrial expansion within the Plan Area. The Agency anticipates that the goals and objectives of this Plan cannot be achieved without the use of Tax Increment. Therefore, the Agency will request the participation of each taxing entity that levies a property tax within the Plan Area to agree to allow the Agency to receive a percentage of the Tax Increment generated within the Plan Area for the term of this Plan. As outlined in the Act, the Agency will negotiate separate interlocal agreements with each participating taxing entity, which will outline the specifics related to the amount of Tax Increment and participation time frame over which the Tax Increment will be received by the Agency. Pursuant to these interlocal agreements, the Agency will receive the Tax Increment and will use this financing source to accomplish the purposes and objectives of this Plan. Upon the approval and adoption of this Plan, the Agency intends to initiate discussions with the taxing entities regarding the Plan's Tax Increment requirements.

Moreover, the Agency anticipates negotiating individual participation agreements with each "Selected Participant" (see herein Section 8 Selection of Participants) to allow for the reimbursement of the Tax Increment generated by each Selected Participant's project. The terms of the Tax Increment participation for eligible projects within the Plan Area, including participation percentages and term, will be negotiated separately between each Selected Participant and the Agency. The Selected Participant(s) will be required to provide detailed financial information to the Agency in order to determine the merits of requested Tax Increment participation. The terms of each participation agreement can therefore be customized to the costs, benefits, and financial needs of each eligible project.

¹ "Tax Increment" means the difference between: (i) the amount of property tax revenue generated each tax year by a taxing entity from the Plan Area from which tax increment is to be collected, using the current assessed value of the property; and (ii) the amount of property tax revenue that would be generated from the Plan Area using the base taxable value of the property.

The Plan Area consists of three strategic economic areas. The first lies approximately 10 miles north of Delta, in the vicinity of Brush Wellman Road (the “ENERGY & INDUSTRIAL PARK AREA”) and encompasses approximately 22,079 acres. The second lies approximately 40 miles southwest of Delta on the Sevier Playa (the “SEVIER PLAYA AREA”) and consists of approximately 306,970 acres. The third lies approximately 20 miles north of Fillmore and 20 miles southeast of Delta and encompasses approximately 1,762 acres and is referred to herein as the “GREENWOOD AREA.”

A brief summary of each strategic economic area is provided below.

ENERGY & INDUSTRIAL PARK AREA

The ENERGY & INDUSTRIAL PARK AREA is a “hub” for energy development within Millard County and is home to several energy-related industries. In addition to traditional electric power generation, this area supports the development of renewable energy generation, energy transmission, and storage. This Plan intends to promote expansion and further development within the areas of: transportation, processing, manufacturing, energy and natural resource exploration, and mining operations. In order to accomplish this objective, the Agency has determined public infrastructure, including natural gas, telecommunications, power, water, sewer and roadway expansion is desired and necessary. Also, certain economic impediments exist that make this area less economically competitive in the marketplace. Thus, the Agency intends to use Tax Increment to assist in overcoming these economic impediments.

The Agency has already identified and seeks to work with EDF Renewable Energy (“EDF RE”) and its subsidiary, ECG Utah Solar 1, LLC (“ECG”) to further the goals of this Plan by developing a utility-scale, solar energy development project (the “ECG Utah Solar 1 Project”) within the ENERGY & INDUSTRY PARK AREA.² The ECG Utah Solar 1 Project is proposed for an approximately 1,729-acre parcel of land owned by the State of Utah acting by and through the School and Institutional Trust Lands Administration (“SITLA”). The proposed ECG Utah Solar 1 Project consists of a solar photovoltaic plant that will be capable of generating up to 300 megawatts (MW) of renewable energy upon completion. The ECG Utah Solar 1 Project is anticipated to cost an estimated \$477 million to construct and will be capable of providing electricity to Utah, Nevada, and Southern California municipalities and utilities. The ECG Utah Solar 1 Project is expected to be one of the largest solar photovoltaic plants in the country.

Given the high-profile nature of the ECG Utah Solar 1 Project and its ability to generate significant capital investment in Millard County, the goal of this Plan is to use this solar project as a catalyst to support additional industrial and natural resource development within the Plan Area.

² The ECG Utah Solar 1 Project information has been prepared in good faith as a current reasonable estimate of development projections. Fundamental economic and other circumstances may influence actual impact and outcomes.

Further development within the ENERGY & INDUSTRIAL PARK AREA will greatly expand the economic tax base for the County and all taxing entities who levy property taxes by increasing employment, expanding the tax base, and increasing buying power related to the need for additional goods and services.

SEVIER PLAYA AREA

The SEVIER PLAYA AREA is home to Crystal Peak Minerals, Inc. (“CPM”),³ a sulfate of potash operation. This proposed surface mining operation is intended to bring \$300-400 million of private capital investment in order to mine, process and facilitate the development of organic fertilizer. The Sevier Dry Lake, which is located within the SEVIER PLAYA AREA, is one of the rare locations where sulfate of potash can be found in abundance. At the height of its operations, CPM anticipates generating approximately 220 jobs.

In order for this particular operation to be successful, power and transportation infrastructure will need to be expanded and financed. A portion of the Tax Increment is expected to be dedicated to promote these activities and operations.

GREENWOOD AREA

The GREENWOOD AREA is focused on renewable-energy. A subsidiary of *juwi*, a renewable energy company based in Germany, has completed an initial phase of development including solar field development in the GREENWOOD AREA. It is anticipated that this area will further expand the County’s energy industry base and will likely bring sizable capital investment into the Plan Area.

The Agency expects to use Tax Increment collected from this area to further promote the economic strategic plan and vision of Millard County, including expanding and building public infrastructure and developing sites in order to attract manufacturing, processing, and natural resource industries.

The Agency has determined that the Plan Area and the Plan meet the criteria set forth in the Act for the creation of a Community Development Plan Area. The Plan will create the opportunity for direct and indirect economic activity in Millard County and will attract private capital investment, create new jobs, and contribute to the tax base and the economic diversity, vitality, and prosperity of Millard County. By providing Tax Increment participation in support of the projects contemplated by this Plan, the Agency and other taxing entities are able to receive tax revenues on projects that would not otherwise be financially feasible to build.

This Plan is consistent with the presentation of requirements and other criteria set forth in the Act under Utah Code Ann. § 17C-4-103.

³ <http://crystalpeakminerals.com/site/about-cpm/>

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2. Community Development Project Area Plan Boundaries

The Plan Area consists of approximately 330,811 acres located within unincorporated areas of Millard County. The ENERGY & INDUSTRIAL PARK AREA lies 10 miles north of Delta in portions of Sections 20-24, Township 15 South, Range 6 West SLB&M, which lands lie west of Lynndyl and north of Brush Wellman Road. The SEVIER PLAYA AREA lies approximately 40 miles southwest of Delta on the Sevier Playa. The GREENWOOD AREA lies approximately 20 miles north of Fillmore and 20 miles southeast of Delta.

A map of the Plan Area is attached as “**Exhibit A – Plan Area Maps**” and is incorporated herein. A full boundary description of the Plan Area is attached as “**Exhibit B - Boundary Description of Property Included within Plan Area.**”

The Plan Area is located near interstate rail, highway, and natural gas pipeline systems, an IPP electrical substation, an existing beryllium processing plant, expansive lithium sources, and sulfate of potash deposits.

There are several existing industrial operations within the Plan Area, which makes this a natural location for additional industrial and economic development.

- Materion Natural Resources⁴ operates a beryllium mining, milling, and processing business within the ENERGY & INDUSTRIAL PARK AREA. Materion produces high-performance materials used in consumer electronics, defense, and science applications, industrial components; airplanes; automotive electronics; telecommunications infrastructure; energy; medicine; and appliances. Materion employs approximately 70 people at this location.
- Magnum operates Western Energy Hub⁵ on land within the ENERGY & INDUSTRIAL PARK AREA. This facility involves the construction of underground storage caverns in a gulf-style salt dome. The commercial-scale storage caverns provide the Western States with unique energy storage and generation opportunities that integrate the generation and transmission of renewable and traditional power.
- Sawtooth NGL owns natural gas liquids storage adjacent to the Western Energy Hub, which are capable of storing up to 10 million barrels of NGLs.
- CPM lies within the SEVIER PLAYA AREA portion of the Plan Area. CPM operates a development-stage specialty fertilizer and plant nutrition company. The company controls mineral leases on more than 124,000 acres on the Sevier Playa in Millard County, the majority of which it leases from SITLA and the BLM. CPM is targeting the future development and production of sulfate of potash (SOP), a premium-priced, specialty fertilizer used for high value crops and

⁴ <http://materion.com/>

⁵ <http://www.westernenergyhub.com/>

arid soils, through industry proven, cost-efficient solar evaporation processes. Recently, CPM has focused efforts on strengthening supply resources for lithium products used in hybrid and electric vehicle batteries and other traditional technologies. CPM is currently conducting a feasibility study to support project financing to expand mining activity, processing facilities, as well as facility infrastructure such as power, gas, water, communication, access roads, and a load-out facility.

- As one of the world’s leading specialists for renewable energies, *juwi*⁶ has developed a 62.35 MW solar project on land southeast of Delta. The project is owned by Dominion and consists of 201,120 photovoltaic modules on an approximately 419-acre site. PacificCorp has agreed to purchase the electricity generated by the facility for twenty years. *juwi* is assessing the feasibility of developing additional solar energy generation projects in the Plan Area.
- The proposed ECG Utah Solar 1 Project will be located on 1,729 acres leased from SITLA. The lease is for thirty years, with two ten-year options and includes the transmission easement to the IPP property line. This property is within the ENERGY & INDUSTRIAL PARK AREA portion of the Plan Area, just east of the Western Energy Hub and west of the Materion mill.

3. Plan Overview

The purpose of the Plan is to encourage the location and expansion of businesses within the Plan Area that complement the County’s unique natural resources and locational attributes. Agency efforts will be consistent with the Millard County General Plan on Economic Development, which identifies the following as the County’s economic development priorities:

- Economic Development and Planning Coordination
- Business Expansion and Retention
- Business Recruitment

Job creation and tax base expansion in rural communities are attained through expansion of local businesses and the relocation of new companies to the area. Creating an economic environment favorable to businesses will support such job creation and promote tax base diversity. The Tax Increment available within the Plan Area should provide strong incentive for investment in local businesses as well as provide funding to support public infrastructure development and expansion.

The Agency will target recruiting efforts to those businesses that complement and support existing economic activities as well as those that fill existing gaps in the local economy.

⁶ https://www.juwiamericas.com/portfolio_page/pavant-solar/

By enacting this Plan, the Agency seeks to enhance employment opportunities for Millard County residents, diversify and expand the local economy and tax base, encourage the responsible development of Millard County’s natural resources, and support and encourage private investment within Millard County.

ENERGY & INDUSTRIAL PARK AREA

The Agency is already working with one Selected Participant for development within the ENERGY & INDUSTRIAL PARK AREA. ECG Utah Solar 1 proposes to develop what will be one of the nation’s largest photovoltaic plants in the county, and the largest within the state of Utah. The proposed ECG Utah Solar 1 Project complements existing industrial uses in the area, such as the IPP switchyard and power plant. With an estimated cost of \$477 million, this project is anticipated to create 400-500 construction jobs and 5-7 high-paying permanent jobs.

SEVIER PLAYA AREA

The SEVIER PLAYA AREA is home to CPM, a sulfate of potash operation. This proposed surface mining operation is intended to bring \$300-400 million of private capital investment in order to mine, process and facilitate the development of organic fertilizer. The Sevier Dry Lake, which is located within the SEVIER PLAYA AREA, contains one of only three locations where sulfate of potash can be found in abundance. At the height of its operations, CPM anticipates generating approximately 220 jobs.

GREENWOOD AREA

The GREENWOOD AREA is home to *juwi*, Inc., a solar developer. *juwi* has completed Phase I of its Pavant solar project, which is located directly adjacent to the GREENWOOD AREA and consists of a 62.35-megawatt solar energy project on approximately 420 acres. *juwi* transferred its interest in Phase I to Dominion in 2014. *juwi* is currently constructing Phase II of the Pavant solar project, which consists of a 62.7-megawatt photovoltaic plant expected to be completed by the end of 2016. Phase II is located on approximately 415 acres of private land located within the GREENWOOD AREA. The GREENWOOD AREA will also be home to Phase III of *juwi*’s Pavant solar project, which consists of a 20-megawatt photovoltaic plant. Phase III is in preliminary construction and a completion date for Phase III is yet to be determined. PacifiCorp has agreed to purchase power from *juwi*’s Phase I, II and III projects for twenty-year terms.

4. Current Use and Impact of Plan

a. Current Use and Impact:

Land within the Plan Area is currently used to graze cattle, for electric transmission, for mining, chemical processing, and renewable power generation. The native vegetation consists primarily of non-irrigated scrub brush.

Property within the Plan Area is zoned Range & Forest, Heavy Industrial, Agriculture, and Agriculture 20.

Property owners with significant land holdings within the Plan Area include SITLA and the Bureau of Land Management. These parcels are exempt from local property taxes and do not currently provide any tax benefit to Millard County or its taxing entities. Local governments receive payments in lieu of taxes (“PILT”) from the federal government to offset revenue loss on non-taxable BLM lands.

Land uses encouraged within the Plan Area are consistent with existing adjacent and surrounding land uses. There are no known detrimental effects shown or known that will affect adjoining and surrounding properties, the immediate area, or Millard County as a whole.

b. Principal Access

The principal access to the ENERGY & INDUSTRIAL PARK AREA is off Brush Wellman Road, State Route 174 with access off of U.S. Highway 6. The Plan Area is approximately 42 miles from Interstate 15 via U.S. Highway 50, which is a two lane highway running southeast through Millard County. The principal access to the SEVIER PLAYA AREA is off U.S. Highway 6 and 50 and the Old U.S. Highway 6 and 50. The principal access to the GREENWOOD AREA is Utah Highway 100 and U.S. 50.

Any future development has the potential to impact County streets, population, and building density. New projects and expansion of existing development will be reviewed by appropriate Millard County Planning and Zoning and Building Department staff, as well as the Planning Commission, and the Board of County Commissioners. Specific mitigation measures, if any, can be established at the time of project approval.

c. Population

There are no residential housing units within the Plan Area to the best the Agency’s knowledge, nor does the Agency anticipate the construction of any residences in conjunction with manufacturing, processing, energy development, industrial and natural resource uses promoted within this Plan. As new jobs are created within the Plan Area, a corresponding number of new housing units may be constructed in other portions of Millard County or the surrounding areas.

d. Building Density

Building density varies greatly throughout the Plan Area; however, in general buildings are well-dispersed, often located a great distance from one another. There is ample land available for new development.

For instance, the Materion beryllium mill and the Western Energy Hub are located approximately nine miles from each other within the ENERGY & INDUSTRIAL PARK AREA. Once operational, the ECG Utah Solar 1 Project will

add a solar energy development facility in this general area, consisting of a substation, gen-tie lines, distribution lines, access and maintenance drives, a meteorological station, fencing, as well as operations and maintenance facilities.

5. Development Standards

Development and operation of the all future projects within the Plan Area will be subject to appropriate County, state, and federal regulations.

6. How the Purposes of the Act will be Attained by the Plan

The Agency anticipates the Tax Increment incentives authorized by this Plan will spur significant new investment and development within the Project Area and result in the following outcomes:

a. Stimulate Local Economy

Investment in the Plan Area is projected to act as a catalyst for economic growth and development within Millard County. The Agency will partner with property owners, companies, developers and stakeholders to identify and target the types of economic development that will complement and support existing economic activities as well as those that fill existing gaps in the local economy. Such activities may include supporting the expansion or significant capital investment by existing businesses within the Plan Area, attracting new businesses to locate within the Plan Area, investing in key infrastructure improvements necessary to support economic development within the Plan Area, and developing a strategic economic development plan to further support the economic development goals outlined in this Plan.

As of June 2016, Millard County has an unemployment rate of 3.5% and has approximately 1,581 people living below the poverty level. Eligible projects within the Plan Area are anticipated to enhance employment opportunities for Millard County residents, increase revenues to Millard County for the provision of governmental services without significantly increasing demand for such services, support public schools through increased revenues to SITLA and local taxing entities, diversify the local economy and tax base, encourage the responsible development of Millard County's natural resources, and support and encourage private investment within Millard County.

b. Tax Revenue

It is anticipated that future development within the Plan Area will generate significant and meaningful tax revenue to the County through increases in property and income taxes. Predicted tax revenue will vary by project and will be evaluated on a case-by-case basis as projects are identified and proposed.

c. Fund Local Economic Development

The Agency intends to retain a portion of the Tax Increment generated within the Plan Area to cover the administrative costs of implementing the Plan and to fund general economic activities that further local economic development efforts.

d. Provide Funding for Local Taxing Entities and Utah Education

SITLA owns a significant portion of the land within the Plan Area that does not currently generate substantial local tax revenues. Most of this land is leased to ranchers for cattle grazing. As a result of the economic development activity resulting from this Plan, SITLA will be able to generate more revenue to support public education by charging higher rental rates to energy, mining, and industrial users. In addition, local taxing entities will benefit from increased taxes resulting from energy, mining, and industrial users who locate on SITLA property within the Plan Area.

7. Consistent with Millard County General Plan and Current Zoning

All development within the Plan Area will conform to the Millard County General Plan (the “General Plan”) and applicable zoning regulations.

The General Plan establishes goal statements and values in 10 different areas, ranging from Growth and Development to Transportation. Development of energy, mining, and industrial uses in this area is consistent with all of these elements and will greatly enhance at least three, including the promotion of the responsible use and development of natural resources, economic development activities that complement existing businesses and industry, and the expansion of public utilities within existing communities or areas designated for future growth and development.

Property within the Plan Area is zoned Range & Forest, Heavy Industrial, Agriculture, and Agriculture 20. These zoning designations are generally compatible with energy, mining, and industrial uses. Future projects will be need to be consistent with the particular zoning regulations in the area in which they are proposed. Zoning is subject to change, in some cases, to be compatible through the proper legal process.

8. Selection of Participants

Future developers and project proponents within the Plan Area (each, a “Selected Participant”) will be identified and selected based on their ability to further economic development in a manner that is consistent with the goals of this Plan. The Selected Participant(s) will be required to provide detailed financial information to the Agency in order to determine the merits of requested Tax Increment participation. The terms of each participation agreement can therefore be customized to the costs, benefits, and financial needs of each eligible project.

9. Reasons for Selection of Plan Area

The Plan Area is uniquely situated near interstate rail, highway, and gas distribution systems, less than two miles from a 500 HVDC (high-voltage, direct current electric power transmission system) line, an existing beryllium processing plant, expansive lithium sources, and sulfate of potash deposits. The Plan Area is situated to attract renewable energy generation, mining operations, and manufacturing, processing, energy industrial and natural resource uses. Significant portions of the Plan Area are under- or undeveloped and do not currently contribute to the County's tax base. Given its locational and natural resource attributes, the Plan Area is well-suited to support both the expansion of existing industries as well as investment in new development.

10. Physical, Social, and Economic Conditions within Plan Area

The Plan Area consists of non-irrigated rangeland used for grazing cattle, energy storage and transmission, mining, and mineral processing. It is unsuitable for productive agricultural use due to a lack of available irrigation water. There are no residential buildings, and thus no residents, within the Plan Area.

11. Tax Incentives for Facilities Located in Plan Area

Developing projects as part of this Plan allows the County and other taxing entities to receive tax revenues from projects that will not otherwise be financially feasible to develop. As noted above, the Agency intends to offer Tax Increment incentives, as needed, in consideration for new development within the Plan Area that furthers the goals outlined in this Plan. The Agency anticipates negotiating individual participation agreements with Selected Participants to allow for the reimbursement of the Tax Increment generated by a Selected Participant's eligible project. The Selected Participant(s) will be required to provide detailed financial information to the Agency in order to determine the merits of requested Tax Increment participation. The terms can therefore be customized to the costs, benefits, and financial needs of each eligible project.

12. Anticipated Public Benefits from the Plan

The Act provides that any community development project area plan “include an analysis or description of the anticipated public benefit to be derived from the community development, including (a) the beneficial influences upon the tax base of the community; and (b) the associated business and economic activity likely to be stimulated.”

This Plan is necessary to catalyze economic development through the strategic and targeted support of key projects within the Plan Area. The benefits of development within the Plan Area include an increase in the property tax base that would not otherwise be available without the incentives contemplated by this Plan; enhanced employment opportunities for Millard County residents; support for public schools through increased revenues to SITLA; diversification of the local economy and tax base; and the responsible development of Millard County's natural resources.

The Agency will use the Plan Area's Tax Increment to encourage and attract private investment to the Plan Area. The Agency will partner with Selected Participants to

ensure that Tax Increment funds are leveraged in support of successful projects for the community as a whole. Additionally, the use of the Plan Area's Tax Increment will help stimulate development within Millard County that will not otherwise occur without such assistance. While taxing entities will necessarily need to agree to forego a percentage of the growth in the tax base within the Plan Area while the Plan is in effect, the Agency's role in stimulating economic growth and increasing assessed values within the Plan Area will benefit the community as a whole and, over time, each of the taxing entities.

Private investment alone cannot be reasonably expected to achieve substantial economic growth in the near future. The Plan Area has not attracted significant private investment in a number of years. Without the incentives contemplated by this Plan, significant and catalytic economic development within the Plan Area is not reasonably anticipated.

ENERGY & INDUSTRIAL PARK AREA

The ENERGY & INDUSTRIAL PARK AREA can support the development of a variety of manufacturing, processing, energy development, industrial and natural resource projects. As an example of the potential benefits that development can provide, the Agency has already identified the ECG Utah Solar 1 as a Selected Participant. The initial capital expenses for the ECG Utah Solar 1 Project are estimated to be approximately \$477 million. It is anticipated that approximately 400-500 construction jobs and 5-7 high-paying permanent jobs will be created during construction and operation of the project. During construction, local businesses such as motels and restaurants, are expected to benefit by increased demand for goods and services. In addition, local firms such as Sunrise Engineering, and other local contractors, equipment operators, maintenance workers and supervisors, should expect increased demand. The project will also provide significant economic returns to Utah's public school trust.

SEVIER PLAYA AREA

The SEVIER PLAYA AREA can support the development of mining and natural resource projects. As noted above, this area is also home to CPM, a sulfate of potash operation. This proposed surface mining operation is intended to bring \$300-400 million of private capital investment in order to mine, process and facilitate the development of organic fertilizer. This large natural resource is one of only three locations where sulfate of potash can be found and is in abundance in the Sevier Dry Lake. At the height of its operations, CPM anticipates approximately 220 jobs.

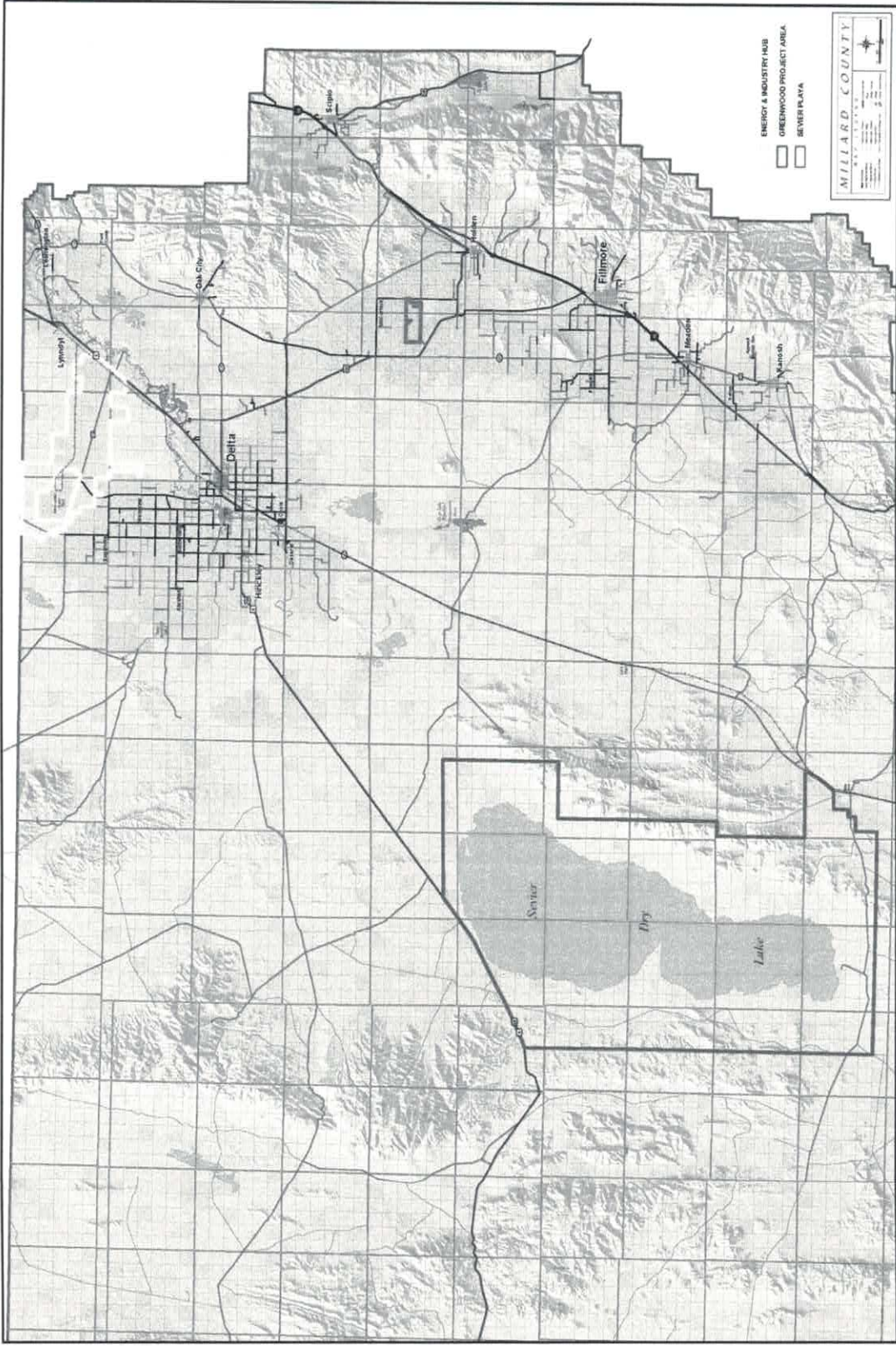
GREENWOOD AREA

The GREENWOOD AREA can support the development of additional energy and natural resource projects. A subsidiary of *juwi*, a renewable energy company based in Germany, has completed an initial phase of a solar photovoltaic energy project. It is anticipated that this area could further expand within the energy industry and will bring sizable capital investment into the Plan Area.

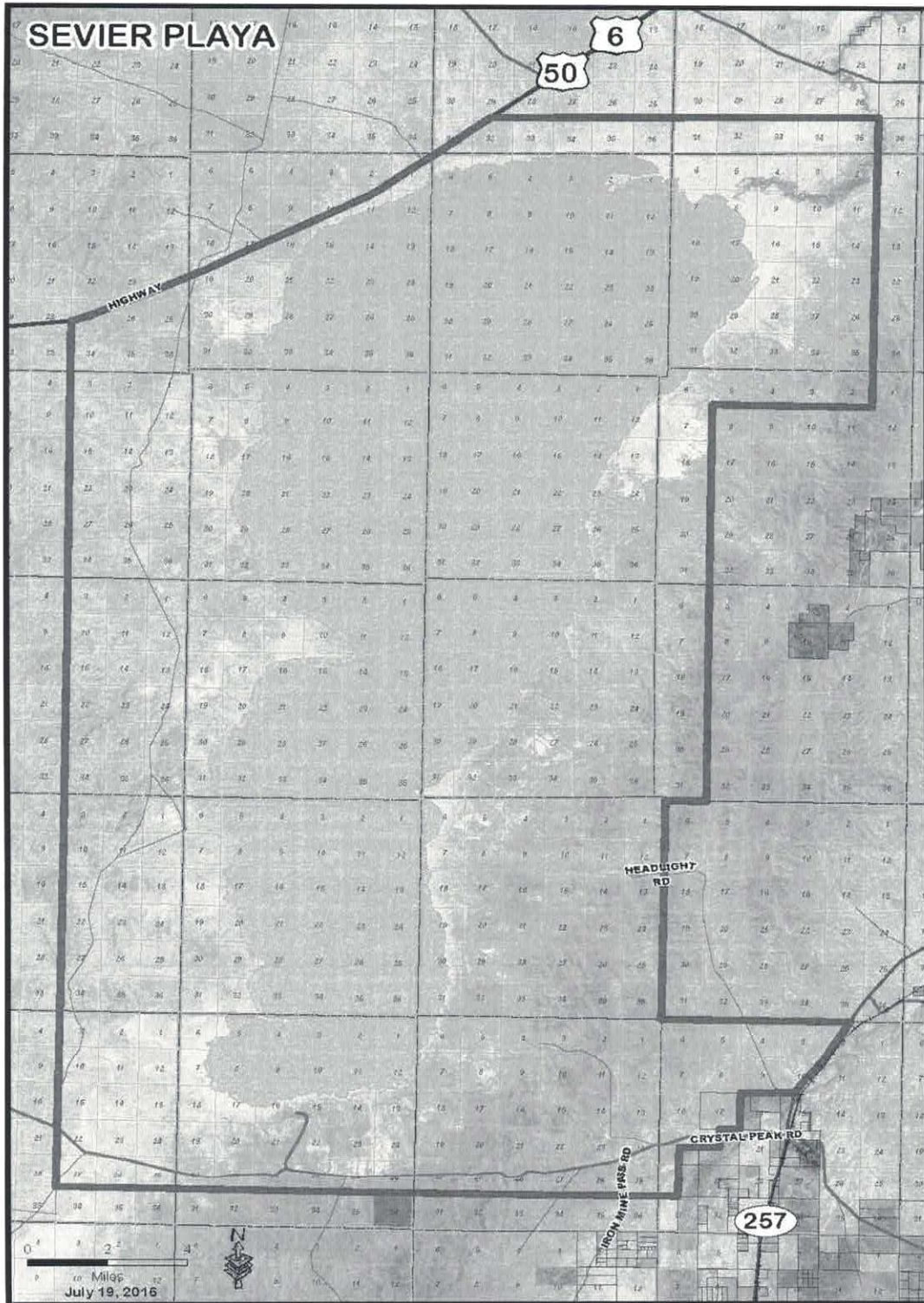
**Exhibit A
Plan Area Maps**

(attached)

PLAN AREA



SEVIER PLAYA AREA



GREENWOOD AREA

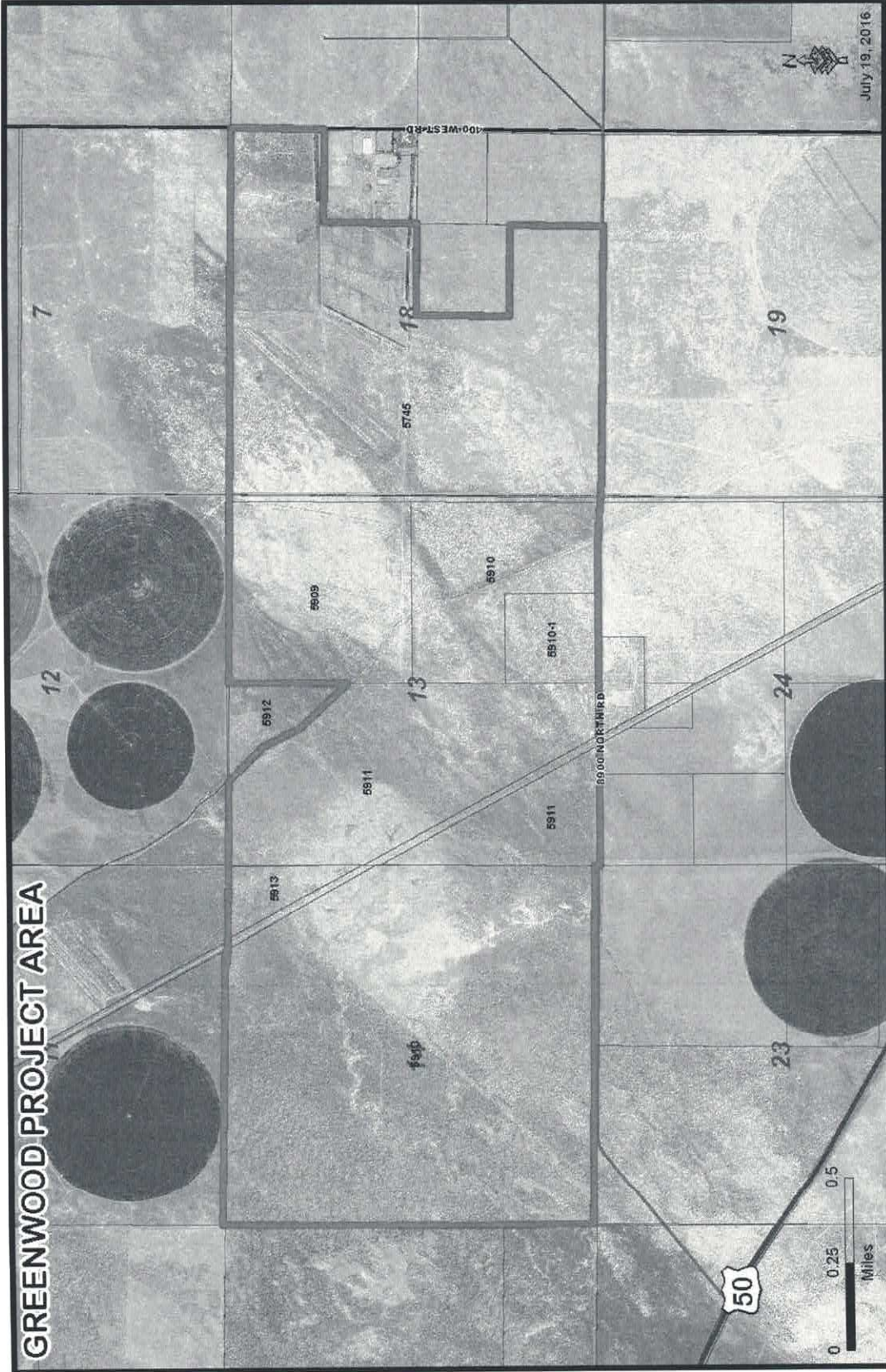


Exhibit B
Boundary Description of Property Included within Plan Area

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 Southwest 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 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 Southwest 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

SEVIER PLAYA AREA

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

Beginning at the Northeast corner of Section 35, Township 19 South, Range 10 West, Salt Lake Base and Meridian,

- thence S 0° 52' 27.12" W, 42465.42 feet,
- thence N 89° 4' 1.56" W, 21066.912 feet,
- thence S 0° 54' 50.04" W, 58231.907 feet,
- thence N 89° 2' 1.68" W, 5455.776 feet,
- thence S 1° 1' 33.96" W, 31968.627 feet,
- thence S 89° 7' 52.32" E, 24900.656 feet,
- thence S 31° 37' 10.56" W, 6477.176 feet,
- thence S 39° 32' 59.64" W, 6537.738 feet,
- thence N 89° 12' 10.08" W, 6880.968 feet,
- thence S 1° 14' 37.68" W, 5274.743 feet,
- thence N 88° 28' 58.08" W, 2631.659 feet,
- thence S 0° 18' 49.32" W, 2645.679 feet,

thence S 89° 56' 19.32" W, 5339.454 feet,
thence S 1° 29' 53.52" W, 7825.788 feet,
thence N 89° 2' 6.36" W, 34796.685 feet,
thence N 88° 55' 39" W, 47254.779 feet,
thence N 1° 9' 52.2" E, 58081.496 feet,
thence N 1° 6' 11.88" E, 61865.469 feet,
thence S 90° 0' 0" W, 329.81 feet,
thence N 1° 21' 19.8" E, 7362.568 feet,
thence N 67° 14' 6.72" E, 16908.035 feet,
thence N 63° 5' 54.6" E, 27243.526 feet,
thence N 54° 30' 31.32" E, 18957.538 feet,
thence N 89° 52' 44.4" E, 51089.865 feet to the point of beginning.

GREENWOOD AREA

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

Beg at the Northwest corner of Section 14, Township 19 South, Range 5 West, Salt Lake Base and Meridian,

thence S 89° 5' 50.64" E, 5332.662 feet,
thence S 88° 51' 49.32" E, 1212.282 feet,
thence S 44° 20' 48.84" E, 727.782 feet,
thence S 27° 48' 38.88" E, 368.587 feet,
thence S 23° 13' 22.8" E, 227.972 feet,
thence S 43° 26' 29.04" E, 970.177 feet,
thence N 0° 21' 40.32" E, 1731.696 feet,
thence S 89° 5' 51" E, 2744.698 feet,
thence S 89° 30' 22.32" E, 5337.198 feet,
thence S 1° 18' 12.6" W, 1346.678 feet,
thence N 89° 34' 58.08" W, 1335.664 feet,
thence S 1° 11' 19.32" W, 1344.067 feet,
thence N 89° 23' 47.04" W, 1327.96 feet,
thence S 1° 1' 15.96" W, 1343.806 feet,
thence S 89° 19' 7.32" E, 1324.479 feet,
thence S 1° 24' 30.96" W, 1326.343 feet,
thence N 88° 28' 47.64" W, 3937.286 feet,
thence N 89° 16' 7.68" W, 5328.434 feet,
thence N 89° 31' 35.04" W, 5323.182 feet,
thence N 0° 28' 13.08" W, 5360.18 feet to the point of beginning.