

NOTICE OF HEARING
PROPOSED WASHAKIE ECONOMIC DEVELOPMENT PROJECT AREA

GENERAL PROVISIONS REGARDING ECONOMIC DEVELOPMENT IN UTAH

Under Title 17C of the Utah Code, the “Limited Purpose Local Government Entities - Community Development and Renewal Agencies Act,” Utah’s local governments have the authority to conduct urban renewal, redevelopment, economic development, and/or community development activities within their communities through their Community Development and Renewal Agencies (also commonly known as Redevelopment Agencies). Under the Act, Agencies are allowed to create three types of project areas: 1) Community Development Areas (CDAs), 2) Economic Development Areas (EDAs), and 3) Urban Renewal Areas (URAs).

Generally, all project areas function under a few basic principles. All provide an ongoing funding mechanism from property and sometimes sales taxes within a geographic area designated as a project area. A base year value is established and taxing entities continue to receive their respective property tax collections from that base year value. A portion of the additional taxable value and the associated property taxes generated from new development within the project area are then made available to Agencies to conduct urban renewal, redevelopment, economic development, and/or community development within the project area. The higher property taxes resulting from the new development is referred to as tax increment. The higher property taxes result from the fact that increased development occurs within the project area. **The creation of a project area does not increase any property owner’s property taxes or property tax rate. The tax increment results from new value created in the project area, not from increased tax burdens on those who are already in the project area. Your property taxes will not change because of the creation of a CDA, EDA, or URA.**

Some uses of tax increment include providing funds to upgrade private and public facilities, funding infrastructure improvements, purchasing and/or clearing land, providing development incentives, pledging funds to repay or secure bonds, and more.

BOX ELDER COUNTY WASHAKIE ECONOMIC DEVELOPMENT PROJECT AREA

On July 16, 2014, the Box Elder County Redevelopment Agency (the “Agency”), by resolution, designated the proposed Washakie Economic Development Area (EDA) and authorized the preparation of a Draft Project Area Plan (the “Draft Plan”) and Draft Project Area Budget (the “Draft Budget”) for the proposed Project Area. The boundaries of the proposed Project Area are specifically described and shown in the map attached as Exhibit A. The Draft Plan provides, among other things, an evaluation of appropriate land uses and economic and community development forecasts for the land encompassed by the Project Area. The Draft Plan also sets forth the aims and objectives of the anticipated new development, including its scope, its mechanism, and its value to the residents of the County and other taxing districts. The Draft Budget is a multi-year projection of annual or cumulative revenues, expenses and other fiscal matters pertaining to the Project Area.

The Draft Plan and Draft Budget for the Proposed Project Area has been prepared and the Agency gives notice that a public hearing on the Draft Plan and Draft Budget will be held on December 17, 2014, at 5:00 p.m., or as soon thereafter as feasible, at the Box Elder County Offices (1 South Main Street, Brigham City, in the County Commission Chambers).

At the public hearing, the Agency will hear public comment on and objections, if any, to the Draft Plan and Draft Budget, including whether the Draft Plan and/or Budget should be revised, approved, or rejected. The Agency will also receive all written objections, if any, to the Draft Plan and Draft Budget. The Agency also invites public comments in support of the Draft Plan and Draft Budget. All interested persons are invited to submit to the Agency comments on the Draft Plan and Draft Budget before the date of the hearing. Any person objecting to the Draft Plan or Draft Budget or contesting the regularity of any of the proceedings to adopt the Draft Plan and Draft Budget may appear before the Agency Board at the hearing to show cause why the Draft Plan and Draft Budget should not be adopted.

The Agency has requested up to \$7 million in property tax revenues that will be generated by the development within the Washakie EDA to fund a portion of the project costs (mostly road and water infrastructure) both inside and outside the Project Area. These property tax revenues will be used for the following (the amounts shown are estimates only):

USES	AMOUNT
Project Area Administration @ 5%	\$132,857
Infrastructure and Improvements @ 95%	\$2,524,273
Total Uses of Tax Increment Funds	\$2,657,130

These property taxes will be taxes levied by the following governmental entities, and, assuming current tax rates, the taxes paid to the Agency for this project area from each taxing entity will be as follows (the amounts shown are estimates only):

ENTITY	AMOUNT
Box Elder County	\$495,511
Box Elder School District	\$1,948,128
Box Elder Mosquito Abatement District	\$48,088
Portage Precinct Cemetery Maintenance District	\$84,560
Bear River Water Conservancy District	\$45,997
Box Elder County Library	\$34,846
Total	\$2,657,130

All of the property taxes to be paid to the Agency for the economic development in the Project Area are taxes that will be generated only if the project area is developed. The Draft Plan provides for the Agency to receive tax increment and the Taxing Entity Committee (composed of representatives from the State Board of Education, the School District, the County, and all Special Districts in the area) has already consented to the Draft Budget. Thus, property tax

revenues resulting from an increase in valuation of property within the proposed Project Area will be paid to the Agency for economic development purposes rather than to the taxing entity to which the tax revenues would otherwise have been paid.

Copies of the Draft Plan and Draft Budget are available for inspection at the Box Elder County and the Agency's offices at 1 South Main Street, Brigham City, during regular office hours. Any interested person wishing to meet and discuss the Draft Plan, before the hearing, may contact Mitch Zundel at the County offices at (435) 734-3331 to set up an appointment. If you would like to set up an appointment before the hearing, please call by or before December 12, 2014.

All concerned citizens are invited to attend the hearing on the Draft Plan and Draft Budget scheduled for December 17, 2014, at the County Offices at 5:00 p.m. and/or submit comments to the Agency before December 17, 2014, the date of the hearing.

The facility is wheel chair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made three (3) working days prior to this meeting. Please contact the Commission Secretary's office at (435) 734-3347 or FAX (435) 734-2038 for information or assistance.

EXHIBIT A:

Proposed Washakie Economic Development Project Area Boundary Description

That certain real property located in Box Elder County, State of Utah, described as follows:

Legal Descriptions

08-002-0006 – THE S/2 OF SEC 16 T14N R3W SLM. LESS: E 2 RODS CONT 318 ACRES

08-046-0001 – NW/4 OF NW/4 OF SEC 17, TWP 14N, R 3W, SLM.

08-046-0002 – SW/4 OF NW/4, N/2 OF SW/4 & NW/4 OF SE/4 OF SEC 17, TWP 14N, R 3W, SLM, E/2 OF NW/4 OF SEC, S/2 OF SE/4 & SE/4 OF SW/4. LESS R.R. CONTG 349.41 ACRES.

08-046-0003 – SW/4 OF SW/4 OF SEC 17, TWP 14N, R 3W, SLM.

08-046-0005 – NE/4 OF SE/4 & S/2 OF NE/4 & NW/4 OF NE/4 OF SEC 17, TWP 14N, R 3W, SLM. ALSO NE/4 OF NE/4 OF SD SEC 17

08-049-0001 – NW/4 OF NW/4 OF SEC 20 T14N R03W SLM. CONT 40 AC.

08-049-0002 – N/2 OF NE/4 OF SEC 20, TWP 14N, R 3W, SLM, LYING E OF R.R.

08-050-0001 – NW/4 OF NW/4 OF SEC 21, TWP 14N, R 3W, SLM. LESS 1 ACRE FOR R.R.

Contains approximately 1,087.51 acres

