BEAVER COUNTY, UTAH

(BEAVER COUNTY REDEVELOPMENT AGENCY)

ADOPTED VERSION: JUNE 10, 2025

PROJECT AREA PLAN

MILFORD II (EXPANSION) CRA

PREPARED BY:

LRB PUBLIC FINANCE ADVISORS

FORMERLY LEWIS YOUNG ROBERTSON & BURNINGHAM INC.

TABLE OF CONTENTS

CONTENTS

DEFINITIONS

As used in this Community Reinvestment Project Area Plan, the term:

"**Act**" shall mean and include the Limited Purpose Local Government Entities – Community Reinvestment Agency Act in Title 17C, Chapters 1 through 5, Utah Code Annotated 1953, as amended, or such other amendments as shall from time to time be enacted or any successor or replacement law or act.

"Agency" shall mean the Redevelopment Agency of Beaver County, which is a separate body corporate and politic created by the County pursuant to the Act and which was created by Resolution 2020-14, approved by the Agency on September 1, 2020.

"**Base taxable value**" shall mean the agreed value specified in a resolution or interlocal agreement under Subsection 17C-1-102(8) from which tax increment will be collected.

"Base year" shall mean the agreed upon year for which the base taxable value is established and shall be incorporated into the interlocal agreements with participating taxing entities.

"**Base taxable year**" shall mean the Base Year during which the Project Area Budget is approved pursuant to Subsection 17C-1-102(9)(d).

"County" or "Community" shall mean Beaver County.

"Legislative body" shall mean the Council of Beaver County which is the legislative body of the County.

"Plan Hearing" shall mean the public hearing on the draft Project Area Plan required under Subsection 17C-1-102 (41) and 17C-5-104(3)(e).

"Project Area" shall mean the geographic area described in this draft Project Area Plan where the community development and reinvestment is anticipated to take place, as further referenced and included by this definition in **Exhibit A** and **Exhibit B** attached hereto.

"Net Present Value (NPV)" shall mean the discounted value of a cash flow. The NPV illustrates the total value of a stream of revenue over a number of years expressed in terms of current or present-day dollars.

"Project Area Budget" shall mean (as further described under 17-C-5-303 of the Act) the multi-year projection of annual or cumulative revenues, other expenses and other fiscal matters pertaining to the Project Area that includes:

the base taxable value of property in the Project Area;

the projected tax increment expected to be generated within the Project Area;

the amount of tax increment expected to be shared with other taxing entities;

the amount of tax increment expected to be used to implement this Project Area Plan;

if the area from which tax increment is to be collected is less than the entire Project Area:
the tax identification number of the parcels from which tax increment will be collected; or
a legal description of the portion of the Project Area from which tax increment will be collected; and

for property that the Agency owns and expects to sell, the expected total cost of the property to the Agency and the expected selling price.

"Project Area Plan" or **"Plan"** shall mean the written plan (outlined by 17C-5-302 of the Act) that, after its effective date, guides and controls the community reinvestment activities within the Project Area. Project Area Plan refers to this document and all of the attachments to this document, which attachments are incorporated by this reference. It is anticipated that the BEAVER COUNTY MILFORD II (EXPANSION) CRA PROJECT AREA PLAN will be subject to an interlocal agreement process with the taxing entities within the Project Area.

"Taxes" includes all levies on an ad valorem basis upon land, local and centrally assessed real property, personal property, or any other property, tangible or intangible.

"Taxing Entity" shall mean any public entity that levies a tax on any property within the Project Area.

"Tax Increment" shall mean the difference between the amount of property tax revenues generated each tax year by all taxing entities from the Project Area using the current assessed value of the property and the amount of property tax revenues that would be generated from the same area using the base taxable value of the property.

"Tax Increment Collection Period" shall mean the period of time in which the taxing entities from the Project Area consent to a portion of their tax increment to be remitted to the Agency from within the Project Area and used to fund the objectives outlined in this Project Area Plan.

"Tax Year" shall mean the 12-month period between sequential tax roll equalizations (November 1st - October 31st) of the following year, e.g., the November 1, 2020 - October 31, 2021 tax year.

INTRODUCTION

The Redevelopment Agency of Beaver County, the ("Agency"), has the opportunity to enable developments to be realized within the vicinity of Beaver County (the "County"). The Project will be located approximately 10 miles north of Milford, UT and is shown on the attached map in **Exhibit B**. In consideration of the County's residents, as well as the County's capacity for new development, the Agency has carefully crafted this draft Project Area Plan (the "Plan") for the Beaver County Milford II (Expansion) Community Reinvestment Project Area (the "Project Area"). The purpose of the Project Area is to enable the development of approximately 100 MWac of solar panels, a racking and tracking system, inverters, an electrical collector system, access roads, and fencing within the project area boundaries. The power from the project will likely be sold to public utilities located in California. It will be located on approximately 970 acres of land situated north of Milford, Utah. The project will interconnect to the Milford Wind Corridor 345kV transmission line that runs to the Intermountain Power Project plant (IPP) near Delta, Utah. Without the assistance of the Project Area Plan, specific financial hurdles would not be overcome, and the project would not be developed in the foreseeable future.

The County and Agency have undergone a comprehensive evaluation of the types of appropriate land-uses and economic development for the land encompassed by the Project Area. The Plan is intended to define the method and means of supporting the property owners and or developers in overcoming the development shortfalls which will improve the Project Area from its current state to a higher and better use. The Project Area Plan is consistent with the General Plan of the County and is believed to facilitate the desired land-uses for the Project Area.

The County has determined it is in the best interest of its residents to assist in the development of the Project Area. It is the purpose of this Plan to clearly set forth the aims and objectives of development, scope, potential financing mechanism, and value to the residents of the County and other taxing entities within the Project Area.

The Project Area is being undertaken as a community reinvestment project area ("CRA") pursuant to certain provisions of Chapters 1 and 5 of the Utah Limited Purpose Local Governmental Entities -- Community Reinvestment Agency Act (the "Act", Utah Code Annotated ("UCA") Title 17C). The requirements of the Act, including notice and hearing obligations, have been observed at all times throughout the establishment of the Project Area. The realization of the Plan is subject to interlocal cooperation agreements between the taxing entities and the Agency.

RESOLUTION AUTHORIZING THE PREPARATION OF A DRAFT COMMUNITY REINVESTMENT PROJECT AREA

Pursuant to the provisions of §17C-5-103 of the Act, the governing body of the Agency adopted a resolution authorizing the preparation of a draft Community Reinvestment Project Area Plan on May 6, 2025. This resolution is included as **Exhibit D.**

RECITALS OF PREREQUISITES FOR ADOPTING A COMMUNITY REINVESTMENT PROJECT AREA PLAN

In order to adopt a community reinvestment project area plan, the Agency shall;

- Pursuant to the provisions of §17C-5-104(1)(a) and (b) of the Act, the County has a planning commission and General Plan as required by law; and
- Pursuant to the provisions of §17C-5-104 of the Act, the Agency has conducted or will conduct one or more public hearings for the purpose of informing the public about the Project Area, and allowing public input into the Agency's deliberations and considerations regarding the Project Area; and
- Pursuant to the provisions of §17C-5-104 of the Act, the Agency has allowed opportunity for input on the draft Project Area Plan and has made a draft Project Area Plan available to the public at the Agency's offices during normal business hours, provided notice of the plan hearing, sent copies of the draft Project Area Plan to all required entities prior to the hearing, and provided opportunities for affected entities to provide feedback.

DESCRIPTION OF BOUNDARIES OF THE PROPOSED PROJECT AREA

A legal description of the Project Area along with a detailed map of the Project Area is attached respectively as **Exhibit A** and **Exhibit B** and incorporated herein. The Plan focuses on the boundaries that outline the Project Area. The current land use in the Project Area is agricultural and greenbelt. The Project Area is comprised of 3 parcels, equaling approximately 970 acres of land. See **Exhibit C** for full Parcel List.

As delineated in the office of the Beaver County Recorder, the Project Area encompasses all of the parcels detailed in **Exhibit C**.

The Agency has determined that the base year property tax value for the Project Area will be the total taxable value for the 2024 tax year which is estimated to be **$130,210**. Accordingly, this amount will continue to flow through to each taxing entity proportional to the amount of their respective tax rates being levied.

TABLE 1: PARCEL BASE YEAR VALUES

Parcel ID	Acreage	Taxable Value
02-0012-0001	360.00	$54,000
02-0015-0003	307.84	30,784
02-0015-0004	302.84	45,426
Total	**970.68**	**$130,210**

GENERAL STATEMENT OF LAND USES, LAYOUT OF PRINCIPAL STREETS, POPULATION DENSITIES, BUILDING DENSITIES AND HOW THEY WILL BE AFFECTED BY THE PROJECT AREA

General Land Uses

All three (3) parcels within the Project Area are zoned as Multiple Use Land, which is further defined in Chapter 7 of Title 9 of the Beaver County Code.

Layout of Principal Streets

The Project will be located approximately 10 miles north of Milford, Utah in Beaver County. The Project Area map, provided in **Exhibit B**, displays the principal streets located within the Project Area.

Population Densities

The estimated population density of the Project Area is 0.0 residents per acre. There are no residential buildings within the Project Area.

Building Densities

There are currently no buildings in the Project Area.

Impacts of Community Development and or Reinvestment on Land Use, Layout of Principal Streets, and Population Densities

Community reinvestment activities within the Project Area will mostly consist of providing a development incentive to the Developer. The types of land uses will include: The project will contain 100 MWac of solar panels, a racking and tracking system, inverters, an electrical collector system, access roads, and fencing within the project area boundaries.

Land Use

This project is intended to enhance economic activity within the region, increase tax base within the area and place minimal impacts on local governmental services.

Layout of Principal Streets

The proposed projects will not alter the configuration of principal streets. The roads will simply tie into the principal streets and enhance the overall accessibility of transportation connectivity.

Population Densities

There are currently no residential developments in the Project Area.

STANDARDS GUIDING THE COMMUNITY REINVESTMENT

In order to provide maximum flexibility in the development and economic promotion of the Project Area, and to encourage and obtain the highest quality in development and design, specific development controls for the uses identified above are not set forth herein. Each development proposal in the Project Area will be subject to appropriate elements of the County's General Plan; the Zoning Ordinance of the County, including adopted Architectural Design Guidelines pertaining to the area; institutional controls, deed restrictions if the property is acquired and resold by the Agency, other applicable building codes and ordinances of the County; and, as required by ordinance or agreement, review and recommendation of the Planning Commission, approval by the Agency and County Council.

Each development proposal by an owner, tenant, participant or a developer shall be accompanied by site plans, development data and other appropriate material that clearly describes the extent of proposed development and any other data determined to be necessary or requested by the Agency or the County.

HOW THE PURPOSES OF THIS TITLE WILL BE ATTAINED BY COMMUNITY REINVESTMENT

It is the intent of the Agency, in cooperation with private development and private and potentially public property owners, to pursue the development, acquisition and construction of a solar panel development project and to utilize tax increment to facilitate this opportunity.

CONFORMANCE OF THE PROPOSED DEVELOPMENT TO THE COMMUNITY'S GENERAL PLAN

The proposed Community Reinvestment Project Area Plan and the development contemplated are consistent with the County's General Plan and land use regulations.

DESCRIBE ANY SPECIFIC PROJECT OR PROJECTS THAT ARE THE OBJECT OF THE PROPOSED COMMUNITY REINVESTMENT

The Renewable Energy development firm "Longroad Energy" proposes to build a project that will contain approximately 100 MWac of solar panels, a racking and tracking system, inverters, an electrical collector system, access roads, and fencing within the project area boundaries. Longroad Energy acts as the developer, owner, and operator of its investments. The power from the project will likely be sold to public utilities located in California. It will be located on approximately 970 acres of land situated north of Milford. The project will interconnect to the Milford Wind Corridor 345kV transmission line that runs to the IPP plant near Delta, Utah. It is expected the project will begin construction in the third quarter of 2025 and construction will be complete in the third quarter of 2027.

The proposed project would be a very notable expansion to the existing Milford II Project Area. The proposed project creates a strong tax base and adds important, well-paying jobs to Beaver County's economy.

METHOD OF SELECTION OF PRIVATE DEVELOPERS TO UNDERTAKE THE COMMUNITY REINVESTMENT AND IDENTIFICATION OF DEVELOPERS CURRENTLY INVOLVED IN THE PROCESS

The County and Agency will partner with developers to create development as solicited or presented to the Agency and County that meets the development objectives set forth in this plan. The County and Agency retain the right to approve or reject any such development plan(s) that in their judgment do not meet the development intent for the Project Area. To the extent the RDA owns, controls, or partners on the land, the County and Agency may choose to solicit development through an RFP or RFQ process, through targeted solicitation to specific industries, from inquiries to the County and or Agency.

The County and Agency will ensure that all development conforms to this Plan and is approved by the County. If seeking CRA funds all potential developers may need to provide a detailed development plan including sufficient financial information to provide the County and Agency with confidence in the sustainability of the development and the wherewithal of the developer to successfully finance said development. Such a review may include a series of studies and reviews including reviews of the developer's financial statements, third-party verification of benefit of the development to the County, appraisal reports, etc.

Any participation between the Agency and developers and or property owners shall be governed by a Participation/Development Agreement or similar agreement as approved by the Agency.

REASON FOR SELECTION OF THE PROJECT AREA

The Beaver County Milford II (Expansion) CRA provides an opportunity to accommodate the construction of a project which will contain 100 MWac of solar panels, a racking and tracking system, inverters, an electrical collector system, access roads, and fencing. The new development will create approximately 200 full-time jobs during construction, with a maximum of 300 full-time jobs during the 18-month construction period. Upon completion of construction there will be 6 full-time permanent operations and maintenance jobs associated with the solar project. The project will add a large increase in property tax gains for the County and the taxing entities.

CONDITIONS EXISTING IN THE PROJECT AREA

Physical Conditions

The Project Area consists of approximately 970 acres of land.

Social Conditions

The Project Area is currently not occupied by any residential buildings.

Economic Conditions

The Project Area does not currently contain any residential, commercial, or office buildings.

DESCRIPTION OF ANY TAX INCENTIVES OFFERED PRIVATE ENTITIES FOR FACILITIES LOCATED IN THE PROJECT AREA

Tax increment arising from the development within the Project Area shall be used to reimburse a portion of the cost of constructing the solar panels and operations and maintenance building. Subject to provisions of the Act, the Agency may agree to pay for eligible costs and other items from taxes during the Tax Increment Collection Period which the Agency deems to be appropriate under the circumstances. The Agency will consider each request for support individually, paying close attention to the potential costs and benefits.

In general, tax incentives may be offered to achieve the community reinvestment goals and objectives of this Plan, specifically to:

- Enable and accelerate economic development;
- Stimulate job development;
- Make needed infrastructure improvements to roads, street lighting, water, storm water, sewer, and parks and open space;
- Assist with property acquisition and/or land assembly;

- Engineering mitigation and reclamation.

The Project Area Budget will include specific participation percentages and timeframes for each taxing entity. Furthermore, a resolution and interlocal agreement will formally establish the participation percentage and Tax Increment Collection Period for each taxing entity.

ANTICIPATED PUBLIC BENEFIT TO BE DERIVED FROM THE COMMUNITY DEVELOPMENT

The Beneficial Influences upon the Tax Base of the Community

The beneficial influences upon the tax base of the County and the other taxing entities will include increased property tax revenues, and job creation. The increased revenues will come from the property values associated with new construction in the Project Area.

Job growth in the Project Area will result in increased jobs and wages, increasing local purchases and benefiting existing businesses in the Project Area. Job growth will also result in increased income taxes paid, which will be beneficial to the school district and the State of Utah. Additionally, business growth will generate corporate income taxes, also a benefit to the school district and State of Utah.

There will also be a beneficial impact on the community through increased construction activity within the Project Area. Positive impacts will be felt through construction wages paid, as well as construction supplies purchased locally.

The Associated Business and Economic Activity Likely to be Stimulated

Other business and economic activity likely to be stimulated includes increased spending by new employees in the Project Area and in surrounding areas. This includes both direct and indirect purchases that are stimulated by the spending of the additional employees in the area.

Employees may make some purchases in the local area, such as convenience shopping for personal services (haircuts, banking, dry cleaning, etc.). The employees will not make all of their convenience or personal services purchases near their workplace and each employee's purchasing patterns will be different. However, it is reasonable to assume that a percentage of these annual purchases will occur within close proximity of the workplace (assuming the services are available). The Beaver County Center Project Area is an ideal location for a corporate headquarters.

Efforts to Maximize Private Investment

The Agency is in discussions with the developer of the solar panels - developers who are looking to develop properties located within the Project Area. Creating a CRA will act as a catalyst to add jobs in the area and provide an increase to the tax base to taxing entities in the area.

But For Analysis

The Project Area will be located approximately 10 miles north of Milford, UT in Beaver County. The requested assistance is necessary for the project to be financially viable and in order for it to move forward through development and into construction. The project is competing with multiple projects across the western US. For example, the project is competing with projects in California, a state with better solar resource and less transmission costs. This Project will meaningfully enhance Beaver County's property tax base. The direct and indirect impact provided by construction jobs to the existing economy in Beaver County will be significant. Local businesses that will benefit include hotels, restaurants and suppliers and vendors servicing the proposed new facility

Based on the Benefits Analysis included in the following section, public participation will bring **$11,653,64** of benefit to the taxing entities over the life of the Project Area, which is depicted in Table 3 below.

Benefit Analysis

Based on the land use assumptions, current economic and market demand factors, tax increment participation levels, public infrastructure, and incentive needs, the following table outlines the benefits (revenues) anticipated in the Project Area. This does not factor in the benefit of other economic multipliers such as job creation, disposable income for retail consumption, etc. For purposes of the RDA, Beaver County will only collect incremental property taxes from the taxing entities. The revenues calculated in this analysis are property taxes. As shown below, the proposed community reinvestment will create a net benefit to Beaver County and the other taxing entities that levy a tax within the Project Area.

TABLE 2: TOTAL INCREMENTAL PROPERTY TAX REVENUES GENERATED BY PROJECT

Entity	Total	NPV @ 4.5%
Beaver County	2,982,480	2,354,171
Beaver County School District	10,763,632	8,496,093
Milford Fire District # 2	728,440	574,982
Milford Area Hospital SSD # 3	2,173,539	1,715,647
Total Sources	**$16,648,091**	**$12,575,016**

TABLE 3: PARTICIPATED TAX INCREMENT FUNDS

Entity	Percentage	Length	Total	NPV @ 4.5%
Beaver County	70%	6 Years	$2,087,736	$1,647,920
Beaver County School District	70%	6 Years	7,534,543	5,947,265
Milford Fire District # 2	70%	6 Years	509,908	402,487
Milford Area Hospital SSD # 3	70%	6 Years	1,521,477	1,200,953
Total Sources of TIF			**$11,653,664**	**$8,802,511**

TABLE 4: REVENUE ANALYSIS FOR TAXING ENTITIES

Entity	Property Tax (Total Increment)	Total Incremental Revenues
Beaver County	2,982,480	$2,087,736
Beaver County School District	10,763,632	7,534,543
Milford Fire District # 2	728,440	509,908
Milford Area Hospital SSD # 3	2,173,539	1,521,477
Total Sources	**$16,648,091**	**$11,653,664**

TABLE 5: BENEFIT ANALYSIS FOR THE COUNTY

Entity	Additional Tax Revenues	Minus	Additional Costs	Equals	Total Net Benefit
Beaver County	$2,982,480	-	$2,087,736	=	$894,744

EXHIBIT A: LEGAL DESCRIPTION OF MILFORD II (EXPANSION) CRA

<u>Pearson Property</u>
Jetta Pearson Robinson
P.O. Box 18
Minersville, UT 84752

Seth Davie
P.O. Box 18
Minersville, UT 84752

Tammy Pearson
P.O. Box 119
Minersville, UT 84752

<u>Tax ID No. 02-0012-0001 (360 acres)</u>
The Southwest Quarter of the Northwest quarter and the East half of Section 17, Township 27 South, Range 10 West, Salt Lake Base and Meridian.

<u>Obsidian Property</u>
Obsidian Land, LLC
35 West 300 South
Heber City, UT 84032

<u>Tax ID No. 02-0015-0003 (307.84 acres)</u>
The North Half of Section 16, Township 27 South, Range 10 West, Salt Lake Base and Meridian
-less that portion lying within the Railroad right of way

<u>Bradshaw Parcel</u>
Laura Bradshaw, Trustee
LKKC Living Trust
PO Box 1054
Cedar City, UT 84720

<u>Tax ID No. 02-0015-0004 (302.84 acres)</u>
The South half of Section 16, Township 27 South, Range 10 West, Salt Lake Base and Meridian.
-less that portion lying within the Railroad right of way
-less that portion deeded to Level 3, Communications, LLC by Warranty Deed recorded August 27, 1999 as Entry No. 204421, in Book 320, Page 820, described as follows: Commencing at the East one-quarter of Section 16, Township 27 South, Range 10 West, Salt

Lake Base and Meridian, thence North 88°09'12" West along the center section line of said Section 16, 3222.95 feet to the West right of way line of the Union Pacific Railroad and the true point of beginning, running thence North 88°09'12" West along said center section line 491.37 feet, thence South 87°29'32" West along the right of way of a County Road 40.00 feet, thence South 01°10'23" West 407.02 feet, thence South 88°09'12" East 531.32 feet to the above said railroad right of way line, thence North 01°10'08" East along said right of way line 410.06 feet to the point of beginning (Tax ID No. 0002-0015-0010).

EXHIBIT B: CRA PROJECT AREA MAP

MAP OF PROPOSED PROJECT AREA BOUNDARIES

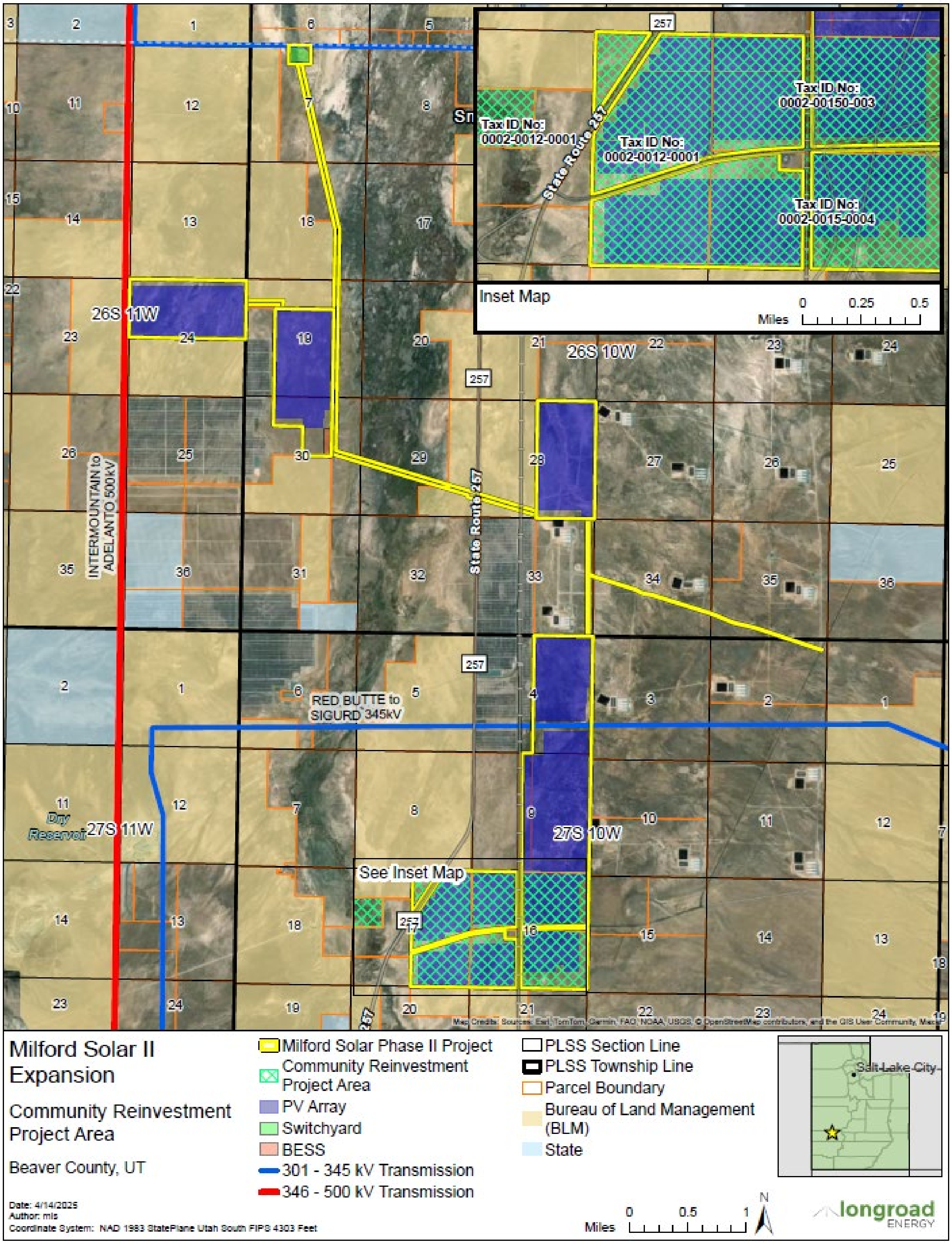

EXHIBIT C: PARCEL LIST

Parcel ID	Acreage	Taxable Value
02-0012-0001	360.00	$54,000
02-0015-0003	307.84	30,784
02-0015-0004	302.84	45,426
Total	**970.68**	**$130,210**

EXHIBIT D: RESOLUTION AUTHORIZING PREPARATION OF DRAFT COMMUNITY REINVESTMENT PROJECT AREA PLAN