MINUTES OF THE
KANE COUNTY REDEVELOPMENT AGENCY/ CRA
MEETINGS TO BE HELD TUESDAY November 22, 2022 2:15 P.M.
IN THE KANE COUNTY COMMISSION CHAMBERS

PRESENT: Member Chamberlain, Member Gant, Member Heaton, Attorney Van Dyke, Clerk/Auditor Karla Johnson, Deputy Clerk/Auditor Candice Brown

CALL MEETING TO ORDER & WELCOME: Member Chamberlain

CONSENT AGENDA: Approval of May 24, 2022 Minutes

Motion to approve the Consent Agenda and Minutes from May 24, 2022 made by Board Member Gant and motion carried with all Board Members present voting in favor.

REGULAR AGENDA:

1. **Approval of Resolution No. RDA-2022-9 a Resolution Establishing Tax Year 2023 as Year One for the East Zion Community Reinvestment Project Area and Authorizing the Issuance of a Letter to the Kane County Auditor to Trigger Collection and Distribution of Tax Increment**

   Attorney Van Dyke said that the Interlocal Agreements that are in place between the RDA and the County and the RDA and the Water Conservancy District, so the taxing entities that are involved, this is the process that was set up. The RDA has the authority and discretion to establish a tax year 1, in which the TIF would begin to be collected and distributed at the latest of tax year 2025. The entities that signed onto the TIF Participation Agreements, so the Zion Mountain Ranch and the Zion Mountain Local Service District, have requested that they designate tax year 2023 that they move ahead and designate year 1 and move forward. They are ready on their end to start receiving the TIF funds under their respective Participation Agreements.

   Motion to approve Resolution RDA-2022-9 a Resolution Establishing Tax Year 2023 as Year One for the East Zion Community Reinvestment Project Area made by Member Heaton and motion carried with all Members present voting in favor.

2. **Approval of Resolution No. RDA-2022-10 a Resolution Designating a Survey Area for the Glen Canyon Solar Project, Authorizing the**

Preparation of a Draft Community Reinvestment Project Area Plan and Budget, and Authorizing and Directing all Necessary Action by the Agency, Staff, and Counsel

Member Chamberlain said that he got a call from Mayor Schmuker from Big Water asking to excuse himself, but they did provide a letter from the town council recommending that the County go forward with the consideration on establishing the CRA. He also received a similar letter from folks in the Church Wells community requesting this. Member Chamberlain said that the most potential revenue generated would be for the school district. They have the potential for seeing a fairly substantial revenue to them if a CRA is established and if they enter into a Participation Agreement. The town of Big Water and community of Church Wells are not a taxing entity, so they can't enter into a Participation Agreement. However, AES has indicated that if the CRA is in place and there is some revenue sharing going on that they were going to be willing to enter into an MOU with those communities to provide assistance to the communities. The County's Participation Agreement could be dependent upon that, that they do enter into some kind of agreement that benefits them as well.

Jason Burningham stated that the Resolution before them is the initial required statutory provision in order to proceed with investigating or surveying or assessing and analyzing whether or not a Community Reinvestment Project Area should be considered and created. This resolution is that notice of intent to begin the process and it does include a map of the particular area which encompasses where they believe the solar project will ultimately be constructed and put into service. It is currently on State Institutional Trust Land Administration (SITLA) property. The current map shows about 1,500 Acres or so. The idea is that there would be a ground lease between SITLA and AES Solar who would then construct the solar panels and put them in place. Part of the investigation would include the drafting and consideration of a draft plan and budget. The plan and budget outlines the magnitude of the particular development expressed in terms of how much personal property, real property, and the associated assessed value that the project would develop and generate. It also assumes tax rates that would be levied by those taxing entities that would levy a tax within this particular project area. A draft of each of the plan and budget has been submitted and the idea is if this resolution is successful today, then it is envisioned that we would hold a public hearing on or about December 22, 2022. They would start a 30-day notice providing the draft project area plan and budget to all property owners and all taxing entities that could potentially levy a tax within this area. They are also then required to send it to the State Tax Commission as well as the State Auditor and other state level organizations. Jason mentioned that this project is unique to the County and other taxing entities because the nature of the taxable value. Solar panels and other elements of this are constituted as personal property under State Tax Commission guidelines. The way personal property is treated is much different than real property, so the advantage of a CRA in this particular case is that if all of it is captured through a CRA then all of it can be treated as new growth to each of the taxing entities. This would result in new tax revenues above and beyond the current levels that they are taxed. This is a direct benefit to all taxing entities. Jason said that it is their recommendation as they have studied this initially that this resolution be approved today, which will start the process and then would allow for them to provide the notice for the public hearing to be held in 30-days and to receive feedback from the various parties that would be interested. This doesn't bind the County to creating the CRA but it does allow for the public hearing process to move forward on the plan and budget.

Motion to approve Resolution RDA-2022-10 Designating a Survey Area for the Glen Canyon Solar Project, Authorizing a draft summary of what this project would look like for further public comment made by Member Gant and motion carried with all members present voting in favor.

Motion to adjourn made by Member Heaton and motion carried with all Members present voting in favor.

WHEREUPON MEETING ADJOURNED

Chairman Patty Kubeja

Secretary Chameill Lamb