

**MINUTES OF THE
KANE COUNTY REDEVELOPMENT AGENCY/ CRA
MEETINGS TO BE HELD DECEMBER 22, 2022 6 P.M.
IN THE TOWN COUNCIL ROOM AT THE BIG WATER TOWN HALL**

PRESENT: Member Chamberlain, Member Gant, Member Heaton (Absent), Attorney Van Dyke, Clerk/Auditor Karla Johnson, Deputy Clerk/Auditor Chameill Lamb, Deputy Clerk/Auditor Candice Brown

CALL MEETING TO ORDER & WELCOME: Member Chamberlain

CALL MEETING TO ORDER: Member Chamberlain

WELCOME: Member Chamberlain

INVOCATION: Member Gant

PLEDGE OF ALLEGIANCE: Attorney Van Dyke

SPECIAL SESSION:

1. Public Hearing on the draft Glen Canyon Solar A Project – Community Reinvestment Project Area Plan and Budget

Member Chamberlain said that the purpose of this meeting is to discuss and hear comments concerning the possible solar farm that AES is proposing. Member Chamberlain introduced Johanna Kraus-Dorden.

Johanna Kraus-Dorden is the project developer for Glen Canyon A Solar. She works for AES, which is based out of Salt Lake City. Johanna said that the intention of a CRA is that developers like herself and her company AES is for bringing a lot of personal property to land development. In this case they have SITLA land. She said that they are hoping to bring low impact value to the land, so with a CRA as they bring personal property there is tax revenue that is generated. Currently with the SITLA land it doesn't generate tax revenue on the volume that this project could bring and if they can bring it to their community then they will be able to share with the community the revenue.

Jason Burningham gave a brief overview of the project. He said that with the envisioned plan there is a specific geographic area which is around 1,500 acres of land that is currently owned by the Utah School and Institutional Trust Lands Administration (SITLA) and that for this project it would continue to remain tax exempt. It wouldn't provide any benefit for the various taxing entities nor for the surrounding communities, but because of the partnership through a lease situation, AES as the developer would be leasing the property from SITLA and would then construct and build the solar field. This would include the various resource lines, battery backup, and other things that would distribute power into the grid.

Because of the value that is created and the plan it estimates that the value of all the improvements would approximate about \$120-\$130M of new value. Jason continued to go over various parts of the project.

Member Chamberlain said that under state tax code if we don't create the CRA then there is no benefit in taxes to any taxing entity within the County.

Motion to go in and out of public hearing at the call of the chair made by Member Gant and motion carried with all Members present voting in favor.

Erin Dargman asked what the parameter of the location was.

Johanna said that if you look at mile marker 11 on Hwy 89 and go west a little past mile marker 12 north of Hwy 89 it is about a 1.5 mile footprint. It will be 300 feet from the highway.

Janette Nielson asked how big of arrays are they planning on starting with and if they would start with one array and then move to the next.

Johanna said that mobilization is when they will grade the site and then the construction period will begin in June/July of 2023. The targeted completion is in August of 2024.

Janette wanted to know what kind of base they were going to put underneath the solar panels.

Johanna said that the existing vegetation will stay in place but it is steel poles that are piled into the ground.

Boudicca Joseph said that she had read something on the website that Kane County was advancing over \$7M toward this.

Member Chamberlain said that the project is anticipated to generate around \$7M in personal property tax over a 20 year period of time.

Attorney Van Dyke clarified that the only money that is sent to AES is after AES pays taxes to a taxing entity that is participating.

Rick Hull stated that since this will connect to the Glen Canyon Dam, what would be the route and what would you be able to see?

Carter said that it will be on PacifiCorp line and that the power will stay in Utah.

Hyrum Short stated that they have over 4M people coming through there area to visit the lake and wanted to know if there had been discussions with the local

communities of the drastic change that this will bring. Have there been talks of maybe moving it out of site?

Johanna said that at this point this is where the project is slated to be. She said that they did sit down with Kane County in 2021 and had a public hearing on this but they have not sat down with the community of Church Wells and Big Water in a public forum like this.

Hyrum Short stated that they approached SITLA and SITLA said that they met with the ranchers out there and the ranchers thought they would rather it not be on their land but for it to be closer to the road.

Richard Willard stated that from Page to Kanab it is an unmatched view shed in the world and that \$130M investment for two jobs seems pretty expensive. If it was for 1,000 jobs he might have a different opinion. Also the jobs that have been promised in a couple of the documents are not guaranteed to be Kane County jobs.

Russ Johnson wanted to know how the ranchers are being compensated for the removal of their rights.

Johanna said that SITLA has jurisdiction over the grazing permittees and so that is a relationship that SITLA has.

Vince Olson asked if the arrays will be visible from the highway.

Johanna said that they are very low profile arrays. She said that they can generate a visual for them on what they would look like on the land.

Vince Olson asked if the 20 year cycle on this CRA was a request from AES and if they would consider shortening the number.

Johanna said that the current 20 year term is just a proposed project term, so it could be a shorter term.

Vince Olson asked if the Board of Education was invited to this meeting.

Member Chamberlains said yes, it is a public hearing.

Paul Ivin stated that he is extremely opposed to this project.

Jennie Lawson wanted some clarification on construction. She said that she has concerns on how they are going to drive the steel things into the ground without disturbing it. She also mentioned that if the arrays have such a low profile, how do the plants that will be left there survive?

Johanna said that prior to anything they have done geotechnical studies, they have also done soil resistance studies to test the soil. She said that it wouldn't be in good faith for them to drive in steel to the ground if they hadn't done that. It will be very little impact.

Ray Rankin stated that he did the installation of solar field for Amangiri and they used a pile driver to drive poles into the ground. He said that there will be some disturbance of the surrounding area. He would recommend some reseeded to take place after construction to mitigate the long term effects. Ray wanted to know how they plan to wash the solar panels and the affect it is going to have on the special service district with the use of water and then how they will keep dust down.

Johanna said that they have a dust control plan in place and that this project has minimal water use impacts. She said that they are assuming 5,000 gallons or less annually to maintain the arrays.

Vince Olson asked how big the solar panels are.

Johanna said that they are about 4-5 feet in length and 2-3 feet in width and weigh about 10 lbs.

Vince Olson asked if the solar panels move with the sun or are they motorized.

Johanna said that they are on tracking systems.

Vince Olson stated that the most productive part of the year will be summer and that will not be a problem but when the sun is going down earlier in the winter, reflection from the solar panels have a potential to blind or visually impair someone going down the highway. Is there any way possible to push it further down the hill?

Johanna said that they have done a glare study that was requested from the County and there were no impacts from the study that was done. She also mentioned that solar panels don't reflect light they absorb light.

Ashley Rankin said that she is relieved that it has shrunk some since it was first presented 6-7 years ago. She said that when it was presented in the past it was from a company named Sustainable Power Group and now we are hearing from AES, can you explain that?

Johanna said that S-Power was a parent company of AES. In 2021 S-Power was absorbed by AES.

Ashley Rankin asked if S-Power was operating any solar farms of this size in California.

Johanna said that she believes they were.

Boudicca Joseph said that she is very much in favor of this project.

Heather Rankin thinks that something is inevitable here and she thinks if we could look at what is coming, it's inevitable. They closed down the Navajo generating station and left transmission lines all over the place, something is inevitable. Do we have a voice in what is coming? What is the dust mitigation plan?

Johanna said that she is happy to go further into the impacts of the construction with everyone. Their goal is to have low impact in terms of county and local services. She would like to talk in January.

Vince Olson stated that the lines that run from the dam currently are charged and live, am I correct?

Johanna said yes.

Member Gant stated that this is Utah power and benefits the Utah grid.

Dalton Williams said that he has gone through the documents that were presented for this meeting and has the opinion that the availability of this information hasn't been widespread enough. They need more time for review. He also stated that if the tax increment financing isn't established for this project then the project shouldn't go forward.

Janette Nielson stated that their water level is what it started at. She said that they have already talked with AES and told them that we could provide up to 1M gallons a month for the project. She said that she is looking forward to working with AES.

Johanna said that AES is prepared to partner with Church Wells as well as with Big Water to work through water that is available and needed for the project.

Dalton Williams requests that they postpone action on any of the items tonight and save it for January.

Vince Olson asked if the CRA hinges on the approval of the Commissioners or could the town of Big Water/Church Wells enter into an agreement separate.

Member Chamberlain stated that they could not do that.

Member Chamberlain declared us out of public hearing.

2. **Kane County Redevelopment Agency Resolution No. R-2022-11:** a Resolution authorizing the Glen Canyon Solar A Project - Community Reinvestment Project Area Plan as the official plan for the Glen Canyon CRA Project Area and related matters.

Motion to approve Kane County Redevelopment Agency Resolution No. R-2022-11 a Resolution authorizing the Glen Canyon Solar A Project-Community Reinvestment Project Area Plan made by Member Gant and motion carried with all Members present voting in favor.

3. **Kane County Redevelopment Agency Resolution No. R-2022-12:** a Resolution authorizing the Glen Canyon Solar A Project - Community Reinvestment Project Area Budget as the official budget for the Glen Canyon CRA Project Area and related matters.

Motion to approve Kane County Redevelopment Agency Resolution No. R-2022-12 a Resolution authorizing the Glen Canyon Solar A Project-Community Reinvestment Project Area Budget as the official budget for the Glen Canyon CRA Project Area made by Member Gant and motion carried with all Members present voting in favor.

4. **Diversion of Property Tax for a Community Reinvestment Project Area:** Discussion and Consideration to Authorize the Kane County Redevelopment Agency to enter into an Interlocal Agreement with Kane County, related to the Glen Canyon Solar A Project – Community Reinvestment Project Area

Item Tabled.

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

WHEREUPON MEETING ADJOURNED


Chairman Patty Kubeja


Secretary Chameill Lamb