

NOTICE OF HEARING – KANE COUNTY REDEVELOPMENT AGENCY

GLEN CANYON SOLAR A COMMUNITY REINVESTMENT PROJECT AREA

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On November 22, 2022, the Kane County Redevelopment Agency (the “Agency”), by resolution, authorized the preparation of a Project Area Plan and a Project Area Budget (the “Plan and Budget”) for the Glen Canyon Solar A Community Reinvestment Project Area (the “Glen Canyon Solar A CRA”) and subsequently on December 22, 2022, the Agency held a public hearing regarding on the Plan and Budget related to the Glen Canyon Solar A CRA and adopted said Plan and Budget. The Agency has determined it necessary to amend both the Plan and Budget.

The purpose of this notice is to indicate that the Agency will hold a public hearing related to the Glen Canyon Solar A CRA Amended Plan and Amended Budget (the “Amended Plan” and the “Amended Budget”) and to invite any of the recipients of this notice to submit any comments related to the Amended Plan, the Amended Budget or the creation of the Glen Canyon Solar CRA. Any person objecting to the Amended Plan or contesting the regularity of any of the proceedings to adopt the Amended Plan may appear before the Agency at said public hearing to show cause why the Amended Plan should not be adopted. A copy of the Amended Plan is available for inspection at the Agency offices, which is 76 North Main Street, Kanab, Utah 84741.

The Amended Plan and Amended Budget provide for the Agency to receive tax increment, which is property tax revenues resulting from an increase in valuation of property within the Glen Canyon Solar A CRA and paid to the Agency for project area development rather than to the taxing entity to which the tax revenues would otherwise have been paid. Upon the creation of the Glen Canyon Solar A CRA and approval of the Amended Plan and Amended Budget, the Agency intends to enter into interlocal cooperation agreements with one or more taxing entities. These interlocal agreements are intended to govern the tax increment collection and disbursement of the property tax revenues generated within the Glen Canyon Solar A CRA.

The Amended Plan and Amended Budget provide, among other things, an evaluation of appropriate land uses and economic and community development forecasts for the land encompassed by the Glen Canyon Solar A CRA. The Amended Plan and Amended Budget also set forth the aims and objectives of the anticipated new development, including its scope, its mechanism, and its value to the residents of Kane County (the “County”) and other taxing districts.

As outlined in the Amended Plan and Amended Budget, the Agency is requested \$5,927,583 in property tax revenues that will be generated within the Glen Canyon Solar A CRA to fund a portion of the project development costs. These property tax revenues are anticipated to be used as follows:

Uses of Tax Increment

Uses	Total
Project Area Administration	\$ 148,190
Redevelopment Activities	2,593,318
Remittance back to Taxing Entities	3,186,076
Total Uses of Tax Increment Funds	\$ 5,927,583

The property taxes will be levied by the following governmental entities, and, assuming current tax rates, the taxes paid to the Agency for the CRA from each taxing entity will be as follows:

Sources of Tax Increment Funds

Entity	Total
Kane County	\$ 2,022,402
Kane County School District	3,543,011
Kane County Water Conservancy District	362,171
Total Tax Increment Paid to Agency	\$ 5,927,583

All of the property taxes to be paid to the Agency for the development of the Glen Canyon Solar A CRA are taxes that will be generated only if the Glen Canyon Solar A CRA is developed. All concerned citizens are invited to attend the Amended Plan and Amended Budget hearing scheduled for July 11, 2023, commencing at 1:00 p.m. or as soon thereafter as possible, at the School Boardroom at the Kanab Center located at 20 North 100 East Kanab, Utah 84741. A copy of the Glen Canyon Solar A CRA Amended Budget is available at the offices of Kane County Offices located at 76 North Main St. Kanab, Utah 84741 and on the County’s website, <https://kane.utah.gov/>.

Property tax revenue resulting from an increase in valuation of property within the proposed project area will be paid to the Agency for project area development rather than to the taxing entity to which the tax revenue would otherwise have been paid if one or more taxing entities agree to share property tax revenue under an interlocal agreement; and

1. the Amended Plan provides for the Agency to receive tax increment; and
2. an invitation to the recipient of the notice to submit to the agency comments concerning the subject matter of the hearing before the date of the hearing.

The Amended Plan covers approximately 1,509.22 acres of undeveloped land located in a remote portion of Kane County located adjacent and to the north of US-89 east of Church Wells and west of Big Water. Persons may receive a copy of the boundary description at no cost by contacting Chameill Lamb, Kane County Clerk/Auditor, phone: (435) 644-2458, email: clamb@kane.utah.gov.

All persons interested and present will be given an opportunity to be heard in this matter. Written comments may also be submitted to the Agency regarding the Amended Plan and Amended Budget prior to the date of the public hearing. All concerned citizens are invited to attend the hearing. Any person objecting to the Amended Plan or Amended Budget or contesting the regularity of any of the proceedings to adopt the Amended Plan or Amended Budget, may appear before the board at the hearing to show cause why the Amended Plan or Amended Budget should not be adopted. The Amended Plan and Amended Budget are available in a substantially final form for public inspection at the Kane County Offices and on the County's website, <https://kane.utah.gov/>.

People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two days prior to the meeting date by contacting the County Clerk's Office by phone at (435) 644-2458.

GLEN CANYON SOLAR COMMUNITY REINVESTMENT PROJECT AREA BOUNDARY DESCRIPTION

Township 43 South, Range 2 East, SLB&M

Section 4: Lot 8, SW $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$ (321.08 acres)

Section 5: All (644.48 acres)

Section 6: E $\frac{1}{2}$ (322.16 acres)

Section 7: that portion of the NENE and the NWNE lying north of US 89 (21.50 acres)

Section 8: that portion of the N $\frac{1}{2}$ N $\frac{1}{2}$ lying north of US 89 (120 acres)

Section 9: N $\frac{1}{2}$ NW $\frac{1}{4}$ (80 Acres)

