



NOTICE OF HEARING

MILLARD COUNTY REDEVELOPMENT AGENCY

PROPOSED ENERGY & INDUSTRY COMMUNITY DEVELOPMENT PROJECT AREA (CDA) 2016

TO OWNERS OF PROPERTY WITHIN THE PROPOSED CDA PROJECT AREA:

The purpose of this letter is to notify all property owners residing within the proposed Millard County Redevelopment Agency's (the "Agency") Energy & Industry Community Development Project Area 2016 (the "CDA" or "CDA Project Area") (a boundary description and map of the CDA Project Area is attached hereto in **Exhibit A and Exhibit B**) that the Agency intends on holding a public hearing ("Public Hearing") at the Millard County Courthouse on August 23, 2016 at 11:00 a.m. The Public Hearing is being held in order to receive comments and input related to the draft CDA Project Area Plan (the "Plan"). The draft Plan is available for inspection at the Agency's offices, as more fully described below.

GENERAL PROVISIONS REGARDING ECONOMIC DEVELOPMENT IN UTAH

Under Title 17C of the Utah Code, the "Limited Purpose Local Government Entities – Community Reinvestment Agency Act," Utah's local governments have the authority to conduct urban renewal, redevelopment, economic development, community development, and/or community reinvestment activities within their communities through their Community Development and Renewal Agencies (also commonly known as Redevelopment Agencies). The recent predecessor statute was the "Limited Purpose Local Government Entities – Community Development and Renewal Agencies Act". Under this Act, agencies are allowed to create three types of project areas: 1) Community Development Areas (CDAs), 2) Economic Development Areas (EDAs), 3) and Urban Renewal Areas (URAs). The current Act has replaced these three types of project areas with one type, the Community Reinvestment Area (CRA). However, a Redevelopment Agency that began the process of creating a CDA, EDA, and/or URA prior to April 1, 2016 and makes the project areas effective before September 1, 2016, may create these project areas.

Another purpose of this notice is to indicate the intent of the Agency to create the CDA. The process for the creation of this CDA began prior to April 1, 2016 and it is anticipated that the area will become effective before September 1, 2016.

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. Any 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, community development, and/or community reinvestment within the project area. The higher property taxes resulting from the new development is referred to as tax increment ("Tax Increment").

A portion of Tax Increment resulting from an increase in valuation of property within the proposed CDA Project Area will be paid to the Agency for purposes of facilitating economic development activity rather than to the taxing entity to which the tax revenues would otherwise have been paid. The draft Plan has determined that Tax Increment is necessary to achieve its objectives. Notice will also be provided to the other taxing entities who levy property taxes within the CDA with an invitation to submit to the Agency any comments or concerns prior to the Public Hearing.

The draft Plan contemplates that Tax Increment will be used to upgrade private and public facilities, fund infrastructure improvements, purchase and/or clear land, provide development incentives, pledge funds to repay or secure bonds, and similar types of uses that will promote economic development expansion. It is important to know that the creation of this

CDA does NOT directly result in an increase in your property taxes. Your property taxes will not change because of the creation of the CDA. Property owners do not pay any extra taxes because of their property's location within the CDA.

ENERGY & INDUSTRY COMMUNITY DEVELOPMENT PROJECT AREA

On March 15, 2016 the Agency, by resolution, designated the proposed CDA and authorized the preparation of the draft Plan. 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 CDA. 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 entities.

The draft Plan for the CDA has been prepared and the Agency gives notice that a Public Hearing on the draft Plan will be held on August 23, 2016, at 11:00 a.m., or as soon thereafter as feasible, at the Millard County Courthouse located at 50 South Main, Fillmore, Utah 84631. At the Public Hearing, the Agency will hear public comment on and objections, if any, to the draft Plan, including whether the draft Plan should be revised, approved, or rejected. The Agency will also receive all written objections, if any, to the draft Plan. The Agency also invites public comments in support of the draft Plan. All interested persons are invited to submit to the Agency comments on the draft Plan before the date of the Public Hearing. Any person objecting to the draft Plan or contesting the regularity of any of the proceedings to adopt the draft Plan may appear before the Agency at the Public Hearing to show cause as to why the draft Plan should not be adopted. Those people who may be interested by virtue of the inclusion of the unincorporated property are likewise invited to attend and comment.

Copies of the draft Plan are available for inspection at the Millard County Courthouse in Fillmore, at the Agency's offices at 50 South Main, Fillmore, Utah 84631, and the Delta Office located at 71 South 200 West Delta, Utah 84624 during regular office hours. A person may also call (435) 864-1407 to request a copy of the boundary description be sent to them at no cost by mail, email, or facsimile transmission. A boundary description and map of the CDA Project Area and other related information are available at <http://www.millardcounty.org/your-government/about-the-county/public-notices/>. Any interested person wishing to meet and discuss the draft Plan, before the hearing, may contact Scott Barney, Economic Development Director of the Agency at the County offices at (435) 864-1407 to set up an appointment. If you would like to set up an appointment before the Public Hearing, please call on or before August 3, 2016.

All citizens are welcome to attend the Public Hearing on the draft Plan scheduled for August 23, 2016, at the Millard County Courthouse at 11:00 a.m. and/or submit comments to the Agency before August 23, 2016, the date of the Public Hearing.

In compliance with the Americans with Disabilities Act, the Agency and Millard County will make efforts to provide reasonable accommodations to disabled members of the public in accessing County facilities. Please contact the County Offices, (435) 743-6210, at least 24 hours in advance of the meeting.

Regards,

LEWIS YOUNG ROBERTSON & BURNINGHAM, INC
On behalf of the Redevelopment Agency of Millard County

JASON BURNINGHAM



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EXHIBIT A:

PROPOSED ENERGY & INDUSTRY COMMUNITY DEVELOPMENT PROJECT AREA

BOUNDARY DESCRIPTION

The proposed Energy & Industry Community Development Project Area consists of roughly 335,443 acres of land divided into three noncontiguous sections, Sevier Playa, Energy and Industry Hub, and the Greenwood Project Area.

The Sevier Playa section encompasses Lake Sevier and consists of roughly 306,970 acres of land. The section is bordered on the northwest by U.S. Route 50/ Route 6. The western border lies just west of 3c Road. The southern border lies to the south of Black Rock Pass/ Crystal Peak Road. The eastern most border runs along Utah State Route 257. As Headlight Road extends to the north from Route 257 the section' border shifts from running on the east of the road to the west of the road.

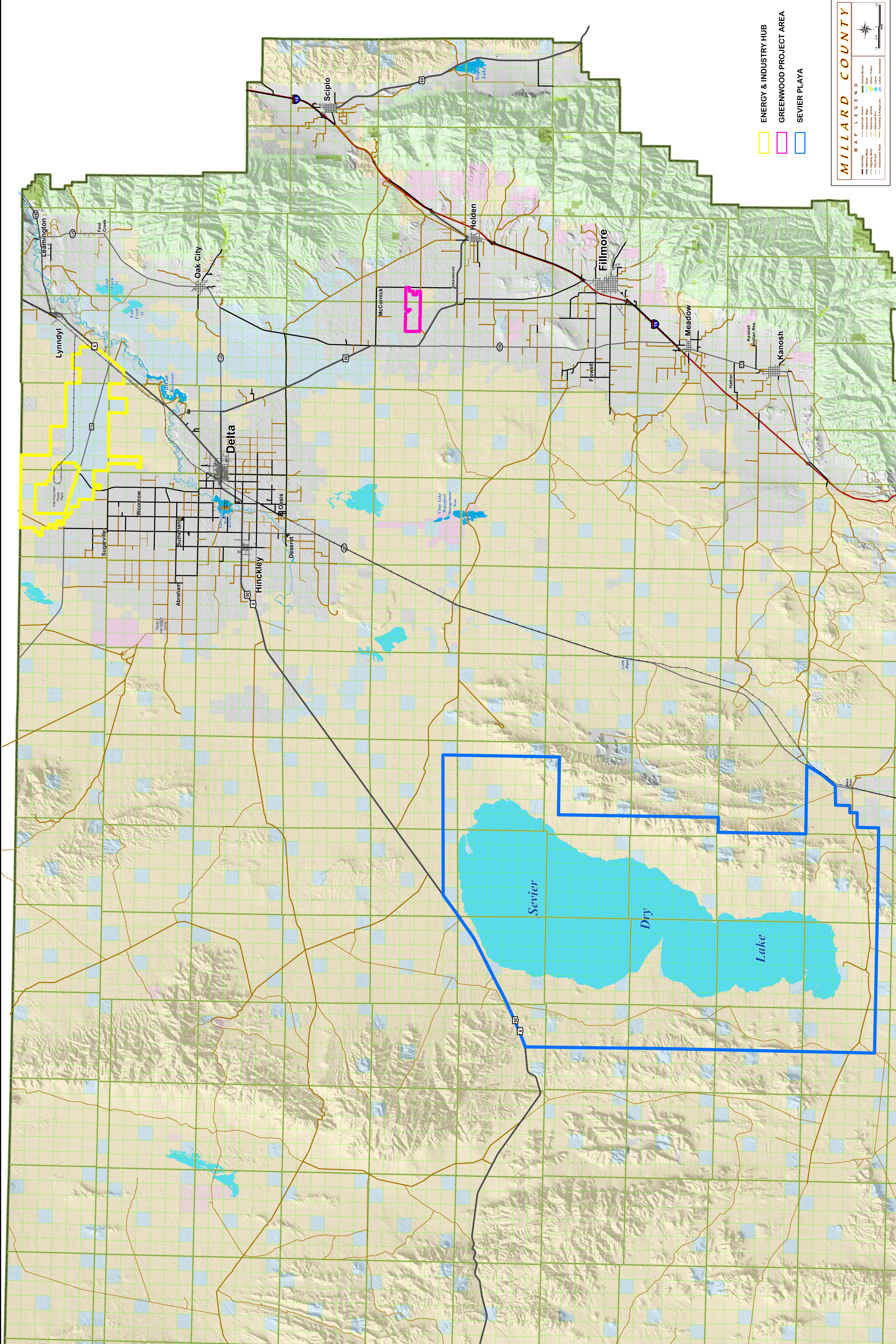
The Energy and Industry Hub section contains roughly 26,711 acres of land north of Delta between Sugarville and Lynndyl. This section's southeast border runs along U.S. Route 6. From the intersection of Brush Wellman Road and Route 6, the border runs 1.1 miles southwest and 1.5 miles northeast of that intersection. The border then extends a mile north and one-third of a mile south of the railroad tracks. The border extends to the north and south of the tracks for two and a half miles. The border then runs north of the tracks. The area then surrounds but does not include the Intermountain Power Plant. The area's southern border runs mostly parallel to 7500 North Road.

The Greenwood Project Area's section contains roughly 1,762 acres between Holden and McCormick. The section is rectangular measuring three mile long and roughly one mile across. The area's southern border runs along 8900 North Road for 2.4 miles. The eastern border lies on and to the west of 400 West.

EXHIBIT B:

**PROPOSED ENERGY & INDUSTRY
COMMUNITY DEVELOPMENT PROJECT AREA**

MAP



- ENERGY & INDUSTRY HUB
- GREENWOOD PROJECT AREA
- SEVIER PLAYA

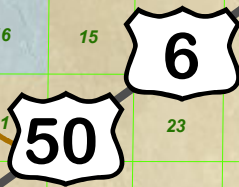
MILLARD COUNTY

MAP LEGEND

- County Border
- City Boundary
- Highway Right-of-Way
- Other Road Right-of-Way
- Proposed Right-of-Way
- Proposed Right-of-Way Line
- Utility Infrastructure
- Water
- Water Reservoir
- Water Storage
- Water Treatment
- Water Distribution
- Water Conveyance
- Water Storage
- Water Treatment
- Water Distribution
- Water Conveyance

Scale: 0 0.5 1 1.5 2 Miles

SEVIER PLAYA



HIGHWAY

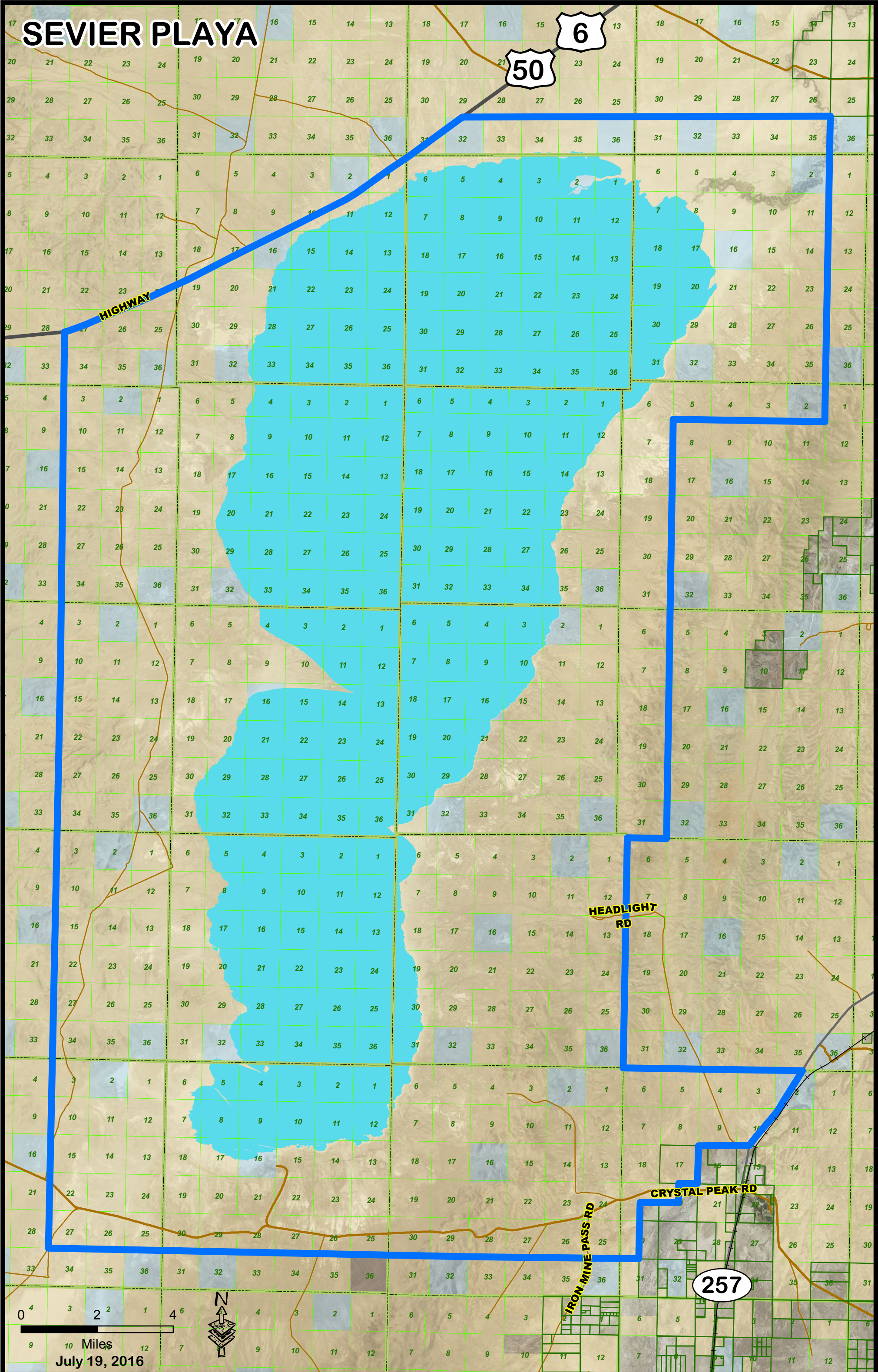
HEADLIGHT RD

CRYSTAL PEAK RD

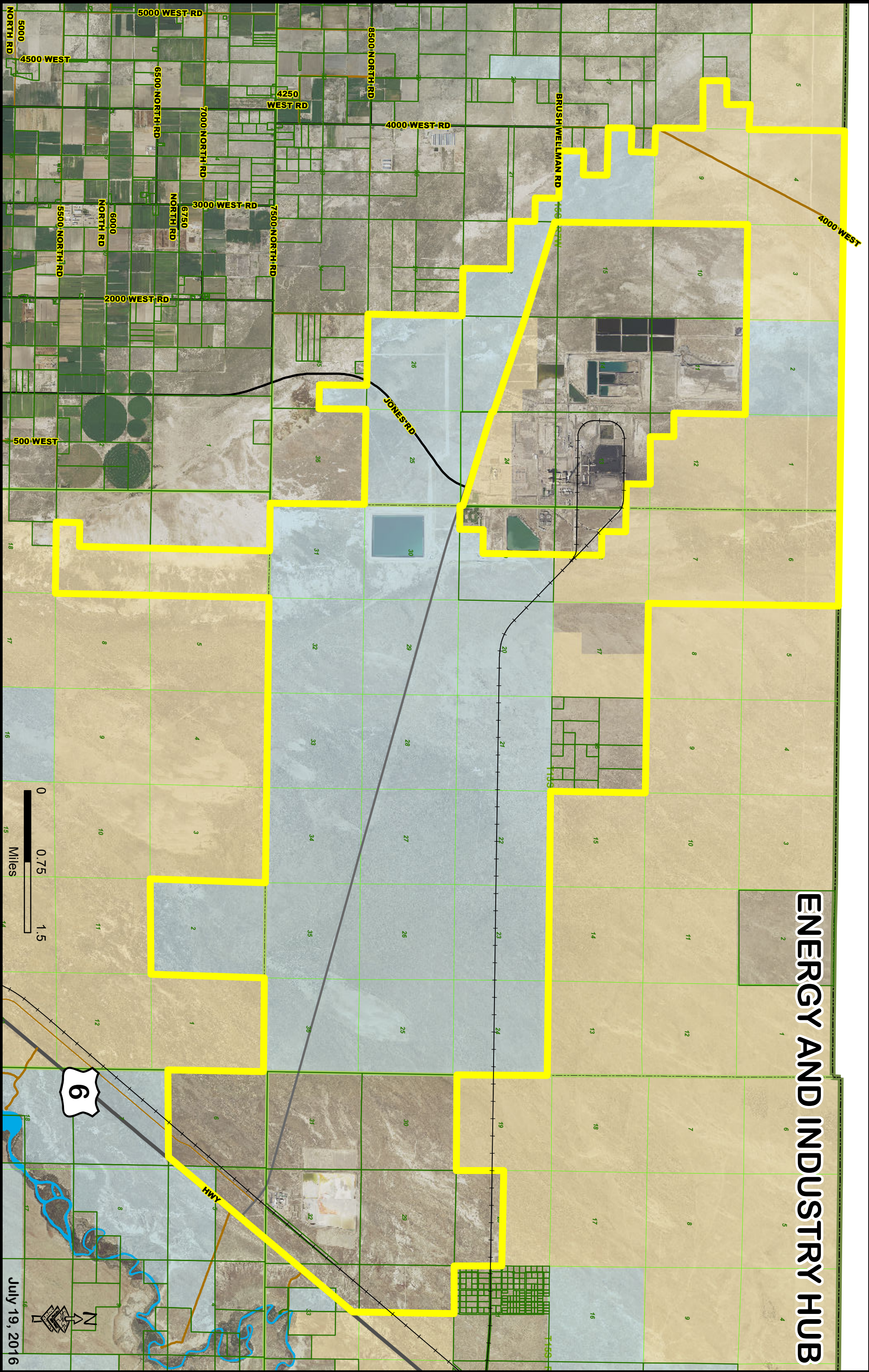
IRON MINE PASS RD



July 19, 2016



ENERGY AND INDUSTRY HUB



GREENWOOD PROJECT AREA

