

[THIS NOTICE TO REMAIN POSTED UNTIL APRIL 14, 2025]



From: Iron County Community Development and Renewal Agency

Re: Public hearing on the proposed amended Project Area Plan and Budget for the Iron Springs Community Development Project Area

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Utah Code Ann. § 17C-1-806, that the Iron County Community Development and Renewal Agency (the “Agency”) will hold a public hearing on the draft amended project area plan and amended project area budget for the Iron Springs Community Development Project Area (the “Project Area”) to be held **April 14, 2025, at 10:00 a.m., or as soon thereafter as possible, in the Iron County Commission Chambers, 68 South 100 East, Parowan, UT, 84761.** The Agency is proposing to amend the Project Area to include additional land to allow for the development of a utility-scale battery energy storage system (“BESS”) that will complement the solar project that has been constructed and is operating within the current Project Area.

The purposes of the public hearing, as required by Utah Code Ann. §§ 17C-5-104(3)(e) and 17C-5-302(2)(e), as amended, will be to: (1) allow public comment on the draft amended Project Area plan and amended Project Area budget for the Project Area (respectively, the “Project Area Plan” and “Project Area Budget”); (2) allow public comment on the Project Area Plan and the Project Area Budget and whether each should be revised, approved or rejected; and (3) receive all written objections and hear all oral objections to the Project Area Plan and Project Area Budget.

NOTICE IS HEREBY GIVEN of the following:

(1) A map of the amended boundaries of the Project Area that is proposed for project area development is attached as **Exhibit A**. A legal description of the existing Project Area and the area proposed to be added is attached as **Exhibit B**.

(2) Property tax revenue resulting from an increase in valuation of property within the Project Area will be paid to the Agency for project area development rather than to the taxing entities 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 the project area plan provides for the Agency to receive tax increment.

(3) The Agency has requested an estimated \$3.5 million in property tax revenues that will be generated by development of the BESS to fund a portion of project costs within the Project Area.

These property tax revenues will be used for the following: payment and reimbursement of infrastructure costs, incentives to developers, Agency administrative expenses, and other expenditures as authorized by law. These property taxes will be taxes levied by the following governmental entities, and, assuming current tax rates, the taxes paid to the agency for this project area from each taxing entity will be as follows:

Entity	Total
Iron County (and Service District #2)	\$1,148,559.3
Iron County School District	\$2,178,891
Central Iron County Water Conservancy District	\$173,184
Total Tax Increment Paid to Agency	\$3,500,634

All of the property taxes to be paid to the Agency for the development in the Project Area are taxes that will be generated only if the Project Area is developed. All concerned citizens are invited to attend the project area budget hearing as noted above. A copy of the Project Area Budget is available at the Agency offices as described below.

- (4) The recipient of this notice, or other interested parties, may submit to the Agency comments concerning subject matter of the hearing before the date of the hearing.
- (5) Any person objecting to the proposed Project Area Plan or Project Area Budget or contesting the regularity of any of the proceedings to adopt the Project Area Plan or Project Area Budget may appear before the board at the hearing to show cause why the Project Area Plan or Project Area Budget should not be adopted.
- (6) The draft Project Area Plan and Project Area Budget are available for inspection at the Agency offices located at, 68 South 100 East, Parowan, Utah during regular business hours.

All taxing entities are invited to consult with the Agency regarding the Project Area Plan and Project Area Budget prior to the hearing. If any interested person desires to meet or has questions, please contact Jon Whittaker at (435) 477-8340. The map and legal description of the proposed amended Project Area are enclosed with this notice. All interested persons are invited to submit to the Agency written comments on the draft plan or budget before the date of the hearing to the, Jon Whittaker – Agency Secretary, PO Box 429, Parowan, Utah 84761

Exhibit A

Map - Proposed Iron Springs Community Development Project Area (amended)

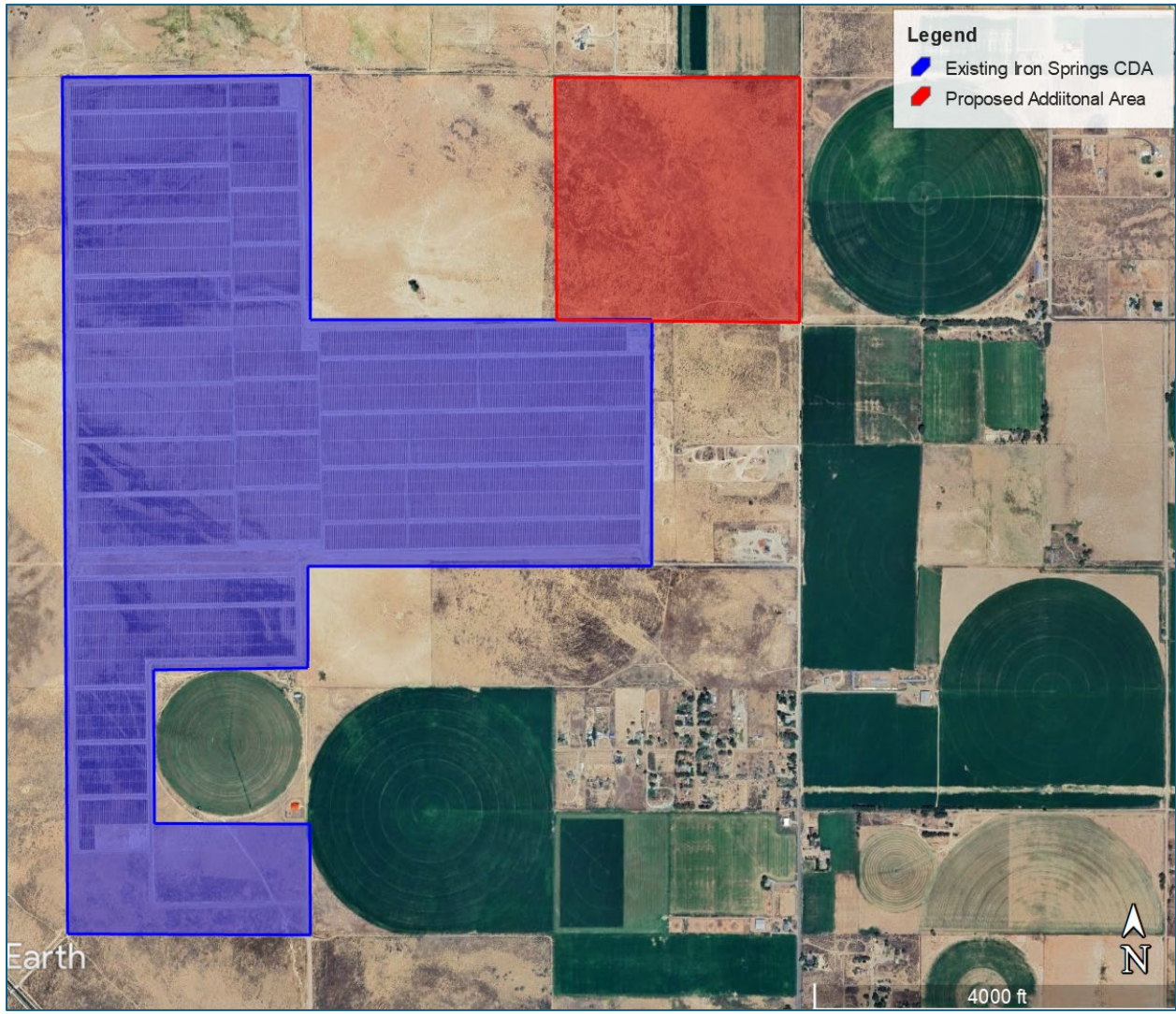


Exhibit B

Legal Description - Proposed Iron Springs Community Development Project Area (amended)

Legal Description

Tax ID Number: E-0124-0128-000 (Property owned by BJK Land & Livestock, LLC a Utah limited liability company)

The North Half of the Northeast Quarter of Section 35, Township 35 South, Range 12 West, Salt Lake Base and Meridian.

EXCEPTING THEREFROM the following property:

Beginning at the Southeast Corner of the North Half of the Northeast Quarter of Section 35, Township 35 South, Range 12 West, Salt Lake Base and Meridian, said corner being North 00°38'01" East along the East Section Line 1,329.76 feet from the East Quarter Corner of said Section 35; and running thence North 89°08'44" West along the South line of said North Half 1,690.44 feet; thence North 00°39'08" East 208.22 feet; thence South 89°18'37" East 1,690.37 feet to said East Section Line; thence South 00°38'01" West along said East Line 213.08 feet to the point of beginning.

The above described tract of land contains 3,158,718 square feet in area or 72.5142 acres.

Tax ID Number: E-0136-0002-0000 (Property owned by BJK Land & Livestock, LLC a Utah limited liability company)

The South Half of the Northeast Quarter and the North Half of the Southeast Quarter of Section 35, Township 35 South, Range 12 West, Salt Lake Base and Meridian.

EXCEPTING THEREFROM the following property:

Beginning at the East Quarter Corner of Section 35, Township 35 South, Range 12 West, Salt Lake Base and Meridian; and running thence South 00°41'23" West along the East Section Line 131.16 feet; thence North 89°18'37" West 1,690.78 feet; thence North 00°39'08" East 1,465.78 feet to the North Line of the South Half of the Northeast Quarter of said Section 35; thence South 89°08'44" East along said North Line 1,690.44 feet to the East Line of said Section 35; thence South 00°38'01" West along said East Line 1,329.76 feet to the point of beginning.

The above described tract of land contains 4,585,041 square feet in area or 105.2581 acres.

Tax ID Number: E-0127-0000-0000 (Property owned by BJK Land & Livestock, LLC a Utah limited liability company)

The East Half of Section 26, Township 35 South, Range 12 West, Salt Lake Base and Meridian.

The above described tract of land contains 320 acres

Tax ID Number: E-0125-0004-0000 (Property owned by Clay B. Bulloch and Carolyn R. Bulloch, husband and wife as joint tenants)

Beginning at a point North 89°33'51" West, 1634.25 feet along the section line from the Southeast corner of Section 25, Township 35 South, Range 12 West, Salt Lake Base and Meridian; thence along said section line North 89°33'51" West, 1059.40 feet to the South Quarter corner of said Section 25; thence along the section line North 89°33'51" West, 573.78 feet; thence North 0°21'43" East 2667.33 feet to the Quarter section line; thence along said Quarter section line South 89°30'13" East, 1633.18 feet; thence South 0°21'43" West, 2665.60 feet to the point of beginning.

Subject to and together with a 25' wide ingress, egress and utility easement along the South line of Section 25, Township 35 South, Range 12 West, Salt Lake Base and Meridian.

Subject to and together with and easement over, under and across the East 80 feet of the South 50 feet of said Section 25 for ingress and egress and for installation and maintenance of water line for maintenance of said well.

The above described tract of land contains 99.973 acres

Tax ID Number: E-0125-0003-0000 (Property owned by Dean C. Bulloch)

Beginning at a point North 89°33'51" West, 573.78 feet along the section line from the South Quarter corner of Section 25, Township 35 South, Range 12 West, Salt Lake Base and Meridian; thence along said section line, North 89°33'51" West, 1153.60 feet; thence North 0°26'11" East, 1320 feet; thence North 89°33'51" West, 950.00 feet to the Section line; thence along said section line North 0°26'11" East, 1349.54 feet to the West Quarter corner of said Section 25; thence along the Quarter section line South 89°30'13" East, 2100.13 feet; thence South 0°21'43" West, 2667.33 feet to the point of beginning.

Subject to and together with a 25' wide ingress, egress and utility easement along the South line of Section 25, Township 35 South, Range 12 West, Salt Lake Base and Meridian.

Subject to and together with and easement over, under and across the East 80 feet of the South 50 feet of said Section 25 for ingress and egress and for installation and maintenance of water line for maintenance of said well.

The above described tract of land contains 99.97 acres

Tax ID Number: E-0125-0002-0000 (Property owned by LeeAnn Bulloch Savage as to an undivided half interest and Lindsey Bulloch Bagley as to an undivided half interest)

Beginning at the Southwest corner of Section 25, Township 35 South, Range 12 West, Salt Lake

Base and Meridian; thence along the section line North 0°26'11" East, 1320.00 feet; thence South 89°33'51" East 950.00 feet; thence South 0°26'11" West, 1320.00 feet to the section line; thence along said section line North 89°33'51" West, 950.00 feet to the point of beginning.

Subject to and together with a 25' wide ingress, egress and utility easement along the South line of Section 25, Township 35 South, Range 12 West, Salt Lake Base and Meridian.

Subject to and together with and easement over, under and across the East 80 feet of the South 50 feet of said Section 25 for ingress and egress and for installation and maintenance of water line for maintenance of said well.

The above described tract of land contains 28.78 acres

Additional land added to the Plan for the BESS Project as follows:

Tax ID Number: E-0124-0005-0000 (Property owned by MARYS OUTFIT LLC)

BEGINNING AT A FOUND 5/8 INCH IRON ROD WITH ORANGE PLASTIC CAP MARKED "ROSENBERG ASSOCIATES" FOR THE CENTER ONE-QUARTER CORNER OF SAID SECTION 25, FOR THE SOUTHWEST CORNER OF SAID PARCEL MARY'S OUTFIT PARCEL AND ON THE NORTH LINE OF PARCEL "A", DESCRIBED IN WARRANTY DEED TO PROPERTIES BY CCJC, LLC FILED FOR RECORD IN THE IRON COUNTY RECORDER AT INSTRUMENT NO. 00794823;

THENCE NORTH 01°05'36" EAST, ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 25 AND THE WEST LINE OF SAID MARY'S OUTFIT PARCEL, A DISTANCE OF 400.01 FEET;

THENCE OVER AND ACROSS SAID PARCEL THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 88°31'18" EAST A DISTANCE OF 1,136.81 FEET;
 2. SOUTH 01°11'19" WEST A DISTANCE OF 400.01 FEET, MORE OR LESS, TO THE EAST-WEST CENTERLINE OF SAID SECTION 25 AND THE SOUTH LINE OF SAID MARY'S OUTFIT PARCEL;
- THENCE NORTH 88°31'18" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,136.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.436 ACRES (454,591 SQUARE FEET) OF LAND, MORE OR LESS.