

NOTICE OF ADOPTION OF ORDINANCE NO. 6-18-24A BY
EMERY COUNTY FOR RECORDING

Pursuant to Sections 17C-5-109, -110, and -111 of the Utah Code, notice is hereby given that on June 18, 2024, the the Community Reinvestment Agency of Emery County (the "Agency") adopted Resolution No. 06-18-24b (the "Plan Resolution") authorizing an amendment to the Castle Solar Project Community Reinvestment Project Area Plan (the "Amended Plan"). On that same date, the Emery County Commission adopted Ordinance No. 6-18-24A approving the Amended Plan (the "Ordinance") and directing that notice of adoption of the Amended Plan be given as required by law. Ordinance 6-18-24A and the Amended Plan shall become effective upon publication of this notice, at which time the Agency may proceed to implement the Amended Plan.

Copies of the Plan Resolution, the Ordinance, and the Amended Plan are available for public inspection at the Agency/County Offices at 75 E Main Street, Castle Dale, Utah 84513 during regular office hours, Monday through Friday.

For a period of 30 days after the date of adoption of the Amended Plan, any person in interest may contest the Amended Plan or the procedure used to adopt it if the Amended Plan or the procedures used to adopt it fails to comply with applicable statutory requirements. After expiration of that 30-day period, no person may contest the Amended Plan or procedure used to adopt it for any cause.

With copies of Recorded Plan Resolution, Ordinance and Amended Plan to:

Emery County Auditor, Recorder, Attorney, Surveyor, Clerk, and Assessor: 75 E Main Street Castle Dale Utah 84513
Utah State Tax Commission: 210 N 1950 W Salt Lake City, Utah 84134
Utah State Board of Education: 250 E 500 S - PO Box 144200, Salt Lake City, Utah 84114-4200
Emery County Commission: 75 E Main Street, Castle Dale, Utah 84513
Emery County School District: 120 N Main, Huntington UT 84528
Emery Water Conservancy District: 20 S 100 E Ste 300 – PO Box 998 Castle Dale, Utah 84513

ORDINANCE NO. 6-18-24A

AN ORDINANCE OF THE EMERY COUNTY COMMISSION ADOPTING THE AMENDED COMMUNITY REINVESTMENT PROJECT AREA PLAN ENTITLED, "CASTLE SOLAR PROJECT COMMUNITY REINVESTMENT PROJECT AREA," AS THE OFFICIAL PLAN OF THE COMMUNITY REINVESTMENT AREA, ADOPTING THE AMENDED PROJECT AREA BUDGET, AND PROVIDING NOTICE PURSUANT TO UTAH CODE 17C-5

WHEREAS, the Redevelopment Agency of Emery County (the "Agency"), pursuant to Utah Code Section 17C-5, adopted the Project Area Plan for the Castle Solar Project Community Reinvestment Project Area (the "Project Area Plan" or "Plan") and a Project Area Budget ("Project Area Budget"); and

WHEREAS, it has become necessary to amend the Project Area Plan to remove a parcel determined to be no longer necessary or desirable to the project area and to include a boundary description in compliance with Utah Code 17C-5-111; and

WHEREAS, Utah Code 17C-5-109 requires the community legislative body to adopt the proposed community reinvestment project area plan by ordinance; and

WHEREAS, the Agency has reviewed the amended Project Area Plan and Budget and has considered the impact and benefits of the amendments; and

WHEREAS, the Agency has determined that it is in the best interest of the community to proceed with the amended Project Area Plan and Budget; and

WHEREAS, the Agency has conducted a thorough evaluation of the amended Project Area Plan and Budget, including all relevant data and analysis, and has reached a decision to approve the amended Project Area Plan and Budget based on this comprehensive review;

NOW, THEREFORE, BE IT ORDAINED by Emery County:

Section 1. Adoption of Amended Project Area Plan and Budget: The amended Project Area Plan and Budget entitled "Project Area Plan for the Castle Solar Community Reinvestment Project Area" are hereby designated as the official Project Area Plan and Budget for the Castle Solar Project Community Reinvestment Project Area.

Section 2. Notice of Adoption: Pursuant to Utah Code 17C-5-109, the community legislative body gives notice of the adoption of the amended Plan and Budget.

Section 3. Project Area Plan and Budget Incorporated by Reference: The amended Project Area Plan and Budget, together with any supporting documents, are incorporated herein by reference and made a part of this Ordinance. Copies of the amended Project Area Plan and Budget shall be filed and maintained in the office of the Agency and the County Clerk for public inspection.

Section 4. Effectiveness: This Ordinance shall take effect upon completion of meeting the requirements of Utah Code 17C-5-110.

Section 5. Boundary Description: The boundary description for the amended Project Area Plan is approved as incorporated in the amended plan by exhibit.

Section 6. Removal of Parcel: The parcel described below is hereby removed from the project area description:

PARCEL INFO: Parcel #03-0043-0009 BEGINNING AT THE EAST 1/4 CORNER OF SECTION 23, TOWNSHIP 17 SOUTH, RANGE 8 EAST, SALT LAKE BASE & MERIDIAN; THENCE WEST 400 FEET; THENCE NORTH 701 FEET; THENCE WEST 1052 FEET; THENCE NORTH 619 FEET; THENCE EAST 132 FEET; THENCE NORTH 609.61 FEET; THENCE SOUTH 74°19'36" EAST 246.42 FEET; THENCE SOUTH 86°09'18" EAST 134.63 FEET; THENCE NORTH 75°56'20" EAST 172.29 FEET; THENCE NORTH 67°59'32" EAST 75.91 FEET; THENCE NORTH 64°53'34" EAST 259.12 FEET; THENCE NORTH 64°21'47" EAST 215.61 FEET; THENCE EAST 287.61 FEET; THENCE SOUTH 2128.89 FEET TO POINT OF BEGINNING.

EXCEPTING THEREFROM THOSE LANDS CONVEYED TO THE UNITED STATES OF AMERICA AS CONTAINED IN THE WARRANTY DEED, RECORDED JANUARY 23, 1964 IN BOOK 41 AT PAGE 481.


IN WITNESS WHEREOF, Emery County Commission has approved, passed and adopted this Ordinance this 18th day of June, 2024.

EMERY COUNTY COMMISSION



Keven Jensen, Commission Chair

ATTEST:


Brenda Tuttle, Emery County Clerk



CASTLE SOLAR PROJECT

Community Reinvestment Amended Project Area Plan

Emery County Community Reinvestment Agency
June 2024

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List of Exhibits

Exhibit A-1	Project Area Map
Exhibit A-2	Project Area Legal Description
Exhibit B	Zoning Index Map

1. Introduction and adoption of area plan

Pursuant to Resolution No. 2-5-19A (the “Resolution”), the Board of the Emery County Community Reinvestment Agency (also referenced herein as the “Agency”) authorized the preparation of this amended Community Reinvestment Project Area Plan (the “Plan”) in accordance with provisions of Title 17C of the Utah Code, as amended (the “Act”). The Plan shall be titled the “Castle Solar Project Community Reinvestment Project Area Plan”.

In accordance with the Act, the Agency’s objectives in approving this Plan are to use Tax Increment¹ to expand and diversify Emery County’s industrial tax base and benefit all taxing entities, promote the efficient use of natural resources, support the growth and development of clean energy production, create new employment opportunities, facilitate development of underutilized property, provide funds for local income targeted housing, and encourage development of currently tax-exempt land. The Agency anticipates that the objectives of the Plan cannot be achieved without the use of Tax Increment.

The Plan covers approximately 550 acres of undeveloped agricultural land located in Sections 23 and 26 of Township 17 South, Range 8 East, SLB&M (the “Project Area”). The State of Utah School and Institutional Trust Lands Administration (“SITLA”) owns the majority of the land within the Project Area. The Project Area is more particularly depicted in attached Exhibit A-1 (the “Project Area Map”) and described in attached Exhibit A-2 (the “Plan Area Legal Description”).

The implementation and execution of this Plan is intended to incentivize the development and operation of a utility-scale solar energy generation project (the “Solar Project”) proposed by Castle Solar, LLC (“Castle Solar”), which will benefit all local taxing entities, provide significant economic returns to Utah’s public school trust, create jobs, and otherwise expand and diversify Emery County’s industrial tax base.

The Agency proposes to use Tax Increment to encourage economic development and industrial expansion within the Plan Area. The Agency anticipates that the goals and objectives of this Plan cannot be achieved without the use of Tax Increment. Therefore, the Agency will request the participation of each taxing entity that levies a property tax within the Plan Area to agree to allow the Agency to receive a percentage of the Tax Increment generated within the Plan Area for the term of this Plan. As outlined in the Act, the Agency will negotiate separate interlocal agreements with each participating taxing entity, which will outline the specifics related to the amount of Tax Increment and participation time frame over which the Tax Increment will be received by the Agency. Pursuant to these interlocal agreements, the Agency will receive the Tax Increment and will use this financing source to accomplish the purposes and objectives of this Plan. Upon the approval and adoption of this Plan, the Agency intends to initiate discussions with the taxing entities regarding the Plan’s Tax Increment requirements.

¹ The Act defines “*Tax increment*” to mean the difference between: (i) the amount of property tax revenue generated each tax year by a taxing entity from the Project Area from which tax increment is to be collected, using the current assessed value of the property; and (ii) the amount of property tax revenue that would be generated from the Project Area using the base taxable value of the property.

Moreover, the Agency anticipates negotiating an individual participation agreement with Castle Solar to allow for the reimbursement of the Tax Increment generated by the Solar Project. The terms of the Tax Increment participation for the Solar Project, including participation percentages and term, will be negotiated separately between Castle Solar and the Agency. This Plan shall remain in effect for the term of the participation agreement between the Agency and Castle Solar.

The ordering of sections within this Plan are consistent with the requirements and other criteria for Community Reinvestment Project Area Plans set forth in Utah Code Ann. § 17C-5-105. Each capitalized term not otherwise defined in this Plan shall have the meaning described to it in the Act.

Contacts:

EMERY COUNTY COMMUNITY REINVESTMENT AGENCY
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(435) 381-2119

Keven Jensen, Chairman
Emery County Commission

Todd Huntington
Emery County School District

Lynn Sitterud
Emery County Commission

Jay Mark Humphrey
Emery Water Conservancy

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Emery County Commission

Jacob Sharp
Castle Valley Special Service District

2. Community Reinvestment Project Area Plan boundaries

The Plan covers approximately 550 acres of undeveloped agricultural land located in Sections 23 and 26 of Township 17 South, Range 8 East, SLB&M (the “Project Area”). The Project Area is more particularly depicted in attached Exhibit A-1 (the “Project Area Map”) and described in attached Exhibit A-2 (the “Plan Area Legal Description”).

3. Summary of current conditions and impact of project area development

a. Existing land uses

Land within the Project Area is located in unincorporated Emery County and is zoned Agricultural (A-1) as identified on the official zoning map attached as Exhibit B (the “Zoning Index Map”). The purpose of the A-1 zoning district is “intended to allow, as conditional uses, certain nonagricultural structures and/or activities.” The proposed Solar Project is a conditional use within this district. There is little development in the general vicinity of the Project Area, and the closest community is Huntington.

b. Principal streets

State Highway 10, runs north/south and sits east of the Project Area.

c. Population densities

There are no residential housing units or residents within the Project Area.

d. Building intensities

Other than public roads, utility infrastructure and portions of the Huntington Canal, there are no improvements or structures within the Project Area.

e. Impact of project area development

Once operational, the Solar Project within the Project Area will consist of photovoltaic solar panels and accessory facilities; electrical collection and transmission lines and facilities; communication lines, cables, conduits, and facilities; electrical transformers, substations, and interconnection facilities; energy storage facilities; telecommunications equipment; control buildings and maintenance yards; access roads, fences and gates. The Solar Project and its facilities and improvements are not reasonably anticipated to cause detrimental effects on existing surrounding uses.

The Solar Project will not include any residential units and the population of the Project Area is not expected to increase in connection with its development. However, as new jobs are created within the Project Area, a corresponding number of new housing units may be constructed in other portions of the County.

Currently anticipated development is not expected to add significantly to the cumulative impact on public roads. During construction, there will be an influx of construction workers and delivery of materials to the Project Area; however, such impacts are temporary and not reasonably anticipated to detrimentally affect the surrounding area.

Due to the remote location of the Project Area, future development options are limited. The proposed Solar Project takes advantage of the Project Area's solar resources with minimal impact on the surrounding area. The development of the Solar Project within the Project Area will convert otherwise unproductive land into productive use and is anticipated to result in the following benefits: significant new property tax revenues and an increase in the County's property tax base; enhanced employment opportunities for County residents; support of public schools through increased property tax revenues and revenues to SITLA through lease payments; funding of local targeted income housing options; and diversification of the local economy.

4. Development standards

The development and operation of the Solar Project will be subject to all applicable County, State, and Federal regulations.

5. How the purposes of the Act will be attained by the Plan

Pursuant to Utah Code Ann. § 17C-1-102(47), the purpose of implementing a Project Area Plan may include any activity which the board has determined either provides or encourages job creation or the development of improvements, facilities, structures, or buildings either on-site or off-site.

The Agency anticipates the Tax Increment incentives authorized by this Plan will result in the following outcomes:

a. Create jobs

The Agency anticipates the Tax Increment incentive authorized by this Plan will incentivize the development and operation of a utility-scale solar project which will create an estimated 175 - 200 FTE construction jobs, with a daily maximum of 240 workers, during the 10- to 12-month construction period and at least one full-time, high-paying permanent job with an estimated average annual salary of \$60,000 to \$70,000.

b. Tax revenue

It is anticipated that future development within the Plan Area will generate significant and meaningful tax revenue to the County through increases in property taxes. Predicted tax revenue generated by the Solar Project will be evaluated as part of Agency's negotiation of a participation agreement with Castle Solar.

c. Fund local economic development

The Agency will retain a portion of the Tax Increment generated within the Project Area to cover the administrative costs of implementing the Plan and for other purposes that are authorized under the Act.

d. Provide funding for Utah education

SITLA owns the majority of the land within the Project Area and, as a state-owned entity, is not subject to property or income tax assessment. As a result of the economic development activity arising from this Plan, SITLA will be able to generate more revenue to support public education by charging higher rental rates to energy users.

e. Provide funds for local housing needs

Pursuant to the Act, 10% of the Tax Increment will be allocated to fund local income-targeted housing needs or homeless assistance.

6. Consistent with Emery County General Plan

All development within the Project Area will conform to the Emery County General Plan (the "General Plan"). The proposed Solar Project conforms to the Emery County General Plan in the following ways. The Solar Project is compatible with the environment and

will not negatively impact adjacent land uses. The Solar Project is an environmentally sustainable source of renewable energy and will promote the efficient use of the County's natural resources. In terms of economic development, the Solar Project is anticipated to create new employment opportunities and will diversify the County's tax base. In addition to generating significant tax revenues for the County, the Solar Project will support public schools through increased property tax revenues, including through increased revenues to SITLA. Support for the Solar Project is consistent with the General Plan's stated goal of continuing to support the development of the energy industry in the County.

7. Elimination or reduction of blight within Project Area

This element is not applicable to the Project Area.

8. Project Area development

The implementation and execution of this Plan is intended to incentivize the development and operation of the Solar Project proposed by Castle Solar. The proposed Solar Project consists of a solar photovoltaic plant that will be capable of generating up to 40 megawatts (MW) of renewable energy upon completion. Once operational, the solar energy development facility will include solar panels and related equipment, electrical transformers and substation facilities, collection, distribution and transmission lines, telecommunications equipment, access drives and fencing, energy storage facilities and operations and maintenance facilities.

9. Selection of participants

Castle Solar is an affiliate of Enyo Renewable Energy ("Enyo"). The principals of Enyo have extensive experience with developing renewable energy projects in Utah. The Agency believes that Castle Solar has the resources and experience to successfully develop this project.

10. Reasons for selection of Project Area

The Agency seeks to pursue economic development to strengthen the local economy and diversify and expand the County's industrial base. Future development opportunities within the Project Area are severely limited due to the lack of available infrastructure. The proposed Solar Project will take advantage of the County's existing surrounding land uses, create local construction jobs and high-paying permanent jobs, and generate local tax revenue on land that will otherwise likely remain unproductive.

11. Physical, social, and economic conditions within Project Area

The Project Area consists of non-irrigated rangeland used for agricultural uses. There are no residential buildings, and thus no residents, within the Project Area. Similarly, there are no buildings or active uses within the Project Area.

12. Tax incentives for facilities located in Project Area

Developing the Solar Project as part of this Plan allows the County and other taxing entities to receive tax revenue from projects that will not otherwise be financially feasible to develop. Utility-scale energy projects are extremely price sensitive and compete against projects in other cities, counties, and states that offer tax incentives. Without the tax increment incentives available through a Community Reinvestment Project Area Plan process, the Solar Project will not be competitive and could not be built.

As noted above, the Agency intends to offer Tax Increment incentives, as needed, in consideration for new development within the Plan Area that furthers the goals outlined in this Plan. The Agency anticipates negotiating an individual participation agreement with Castle Solar to allow for the reimbursement of a portion of the Tax Increment generated by the Solar Project.

13. Anticipated public benefits from the Plan

The Act provides that any Community Reinvestment Project Area Plan include an analysis or description of the anticipated public benefit resulting from project area development, including benefits to the community's economic activity and tax base. This Plan is necessary to catalyze economic development through the strategic and targeted support of the Solar Project located within the Plan Area.

a. Economic activity benefits

As has been mentioned above, development of the Solar Project will create an estimated 175 - 200 FTE construction jobs, with a daily maximum of 240 workers, during the 10- to 12-month construction period and at least one full-time, high-paying permanent job. During construction, local businesses such as motels and restaurants are expected to benefit by increased demand for goods and services. Adoption of the Plan is anticipated to expand and diversify the County's industrial base.

The Agency will use a portion of the Tax Increment for administrative expenses and for other purposes that are authorized under the Act.

b. Tax base benefits

Development of the Solar Project will generate significant and meaningful tax revenue through property taxes not otherwise available without the tax incentive. The majority of the property within the Project Area is owned by SITLA and is therefore exempt from local property taxes and does not currently provide any tax benefit to Emery County or its taxing entities. While taxing entities will necessarily need to agree to forego a percentage of the growth in the tax base within the Plan Area while the Plan is in effect, the Agency's role in stimulating economic growth and increasing assessed values within the Plan Area will benefit the community as a whole and, over time, each of the taxing entities.

Private investment alone cannot reasonably be expected to achieve substantial economic growth in the near future. The Plan Area has not attracted significant private investment to date, and given the constraints of the site, is not anticipated to do so in the future

without support from the Agency. The Solar Project cannot be developed within the Plan Area without the incentives contemplated by this Plan.

c. Additional benefits

The Solar Project will also provide significant economic returns to Utah's public school trust. The economic development activity resulting from this Plan will generate significant new revenue for SITLA from the use of its land for renewable energy development, which will result in more resources for public education in the state.

Also, pursuant to the Act, 10% of the Tax Increment will be allocated to fund local income targeted housing needs or homeless assistance programs.

14. Compliance with Section 9-8-404 Heritage, Arts, Libraries, and Cultural Development

This element is not applicable to the Project Area.

15. Project Area subject to taxing entity committee or an interlocal agreement

This Project Area will be subject to an interlocal agreement with each applicable taxing entity.

EXHIBIT A-2
PROJECT AREA BOUNDARY/LEGAL DESCRIPTIONS
(Amended 06/18/2024)

03-0043-0003

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 17 SOUTH, RANGE 8 EAST, SALT LAKE BASE & MERIDIAN.

EXCEPTING THEREFROM THE TRACT OF LAND, AS CONVEYED TO THE UNITED STATES OF AMERICA IN THE WARRANTY DEED RECORDED DECEMBER 26, 1963, AS ENTRY NO. 170229, IN BOOK 41 AT PAGE 336.

ALSO EXCEPTING THEREFROM, THE TRACT OF LAND, AS CONVEYED TO THE UNITED STATES OF AMERICA IN THE WARRANTY DEED RECORDED DECEMBER 26, 1963, IN BOOK 41 AT PAGE 336.

ALSO EXCEPTING THEREFROM THAT PORTION OF THE SUBJECT PROPERTY AS DISCLOSED BY THAT CERTAIN WARRANTY DEED RECORDED DECEMBER 17, 2001 AS ENTRY NO. 360026 IN BOOK 283 AT PAGE 300.

03-0043-0007

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 17 SOUTH, RANGE 8 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE EAST 72 RODS; THENCE SOUTH 80 RODS; THENCE WEST 72 RODS; THENCE NORTH 80 RODS TO THE PLACE OF BEGINNING.

03-0043-0008

ALL OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 17 SOUTH, RANGE 8 EAST, SALT LAKE BASE AND MERIDIAN.

03-0043-0023

SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; WEST HALF OF THE SOUTHWEST QUARTER; SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; NORTHEAST QUARTER OF THE NORTHWEST QUARTER; SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 17 SOUTH, RANGE 8 EAST, SALT LAKE BASE & MERIDIAN.

03-0043-0023

BEGINNING AT A POINT AT THE 1/16 CORNER LOCATED AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 17 SOUTH, RANGE 8 EAST, SALT LAKE BASE & MERIDIAN; THENCE RUNNING NORTH 00°57'37" WEST, 1333.36 FEET; THENCE EAST, 12.21 FEET; THENCE SOUTH 09°30'16" EAST 15.15 FEET; THENCE SOUTH 32°49'49", 304.64 FEET; THENCE SOUTH 30°03'49" EAST, 240.75 FEET; THENCE SOUTH 19°13'05" EAST 282.95 FEET; THENCE SOUTH 12°16'24" EAST, 102.58 FEET; THENCE SOUTH 19°49'47" EAST, 122.10 FEET; THENCE SOUTH 28°31'08" EAST, 38.13 FEET; THENCE SOUTH 12°42'45" EAST, 178.72 FEET; THENCE SOUTH 00°16'36" EAST, 30.43 FEET; THENCE SOUTH 29°22'02" EAST, 30.58 FEET; THENCE SOUTH 06°30'14" WEST, 73.23 FEET; THENCE SOUTH 09°30'18" EAST, 29.17 FEET; THENCE SOUTH 89°24'50" WEST, 503.73 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

03-0046-0007

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 17 SOUTH, RANGE 8 EAST, SALT LAKE BASE & MERIDIAN.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE UNITED STATES OF AMERICA IN THAT CERTAIN WARRANTY DEED RECORDED DECEMBER 6, 1963, AS ENTRY NO. 170118, IN BOOK 41.

ALSO EXCEPTING THEREFROM THOSE LANDS DESCRIBED AS PARCEL A AND PARCEL B, CONVEYED TO HUNTINGTON-CLEVELAND IRRIGATION COMPANY IN THAT CERTAIN CORRECTION WARRANTY DEED, RECORDED NOVEMBER 10, 2010, AS ENTRY NO. 398532.

03-0043-0027

NORTHWEST QUARTER, AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 17 SOUTH, RANGE 8 EAST, SALT LAKE BASE & MERIDIAN.

Exhibit B - Zoning Index Map

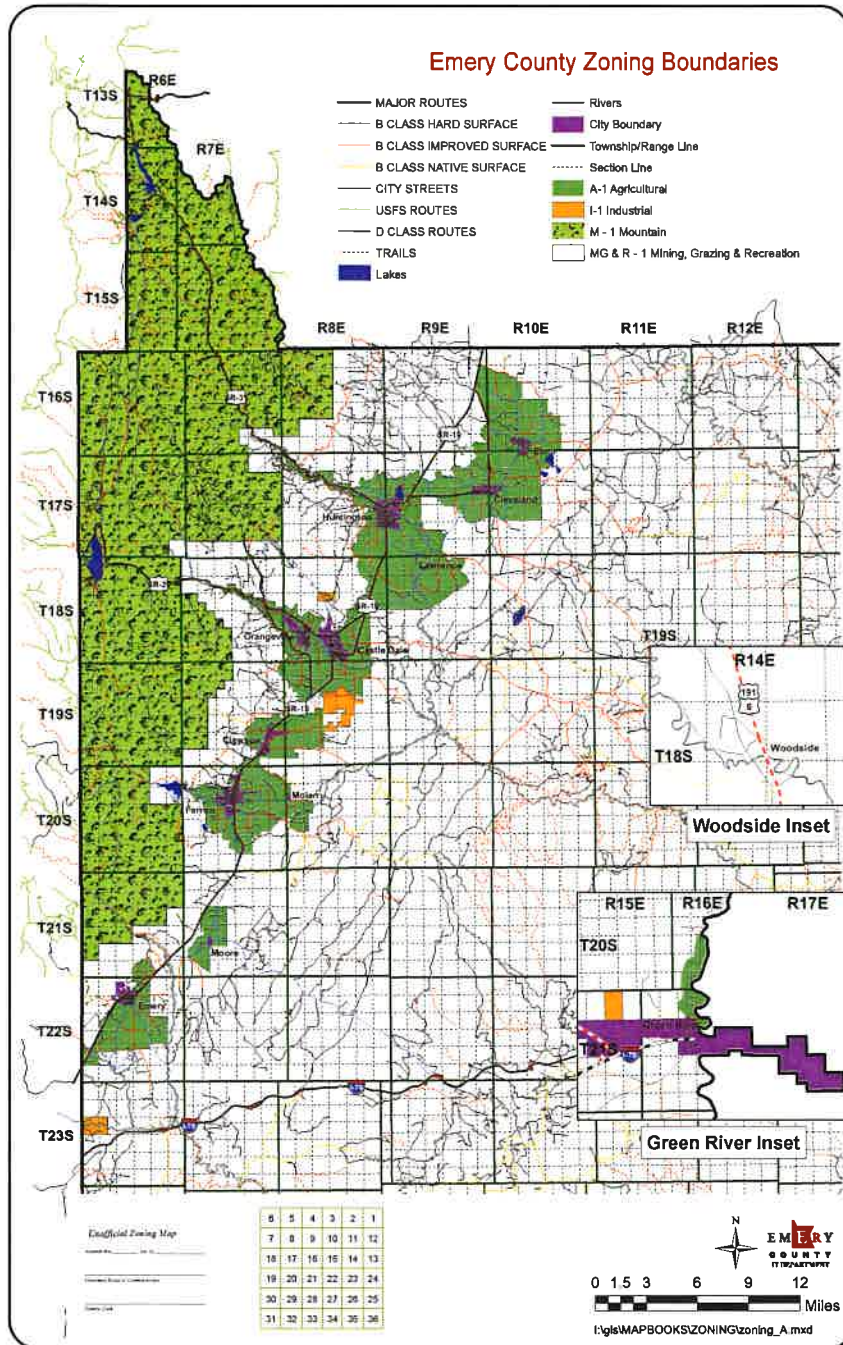


Exhibit B - Zoning Index Map

76
Castle_V2

	MWdc
Estimated Project Costs	55

Project Cost \$49,160,000
 Less: 30% ITC (\$14,748,000)
 Incremental Value \$34,412,000

Project Assessment (PPT) (Class 16)

Years	Incremental Value	Depreciation Schedule	Incremental Taxable Value	Emery County Emery School District	
				2018	0.004584 0.005821
				20yr Total	\$1,746,233 \$2,217,457
				15yr Total	\$1,613,727 \$2,049,194
1	\$34,412,000	95%	\$32,691,400	\$149,857	\$190,297
2	\$34,412,000	92%	\$31,659,040	\$145,125	\$184,287
3	\$34,412,000	87%	\$29,938,440	\$137,238	\$174,272
4	\$34,412,000	83%	\$28,561,960	\$130,928	\$166,259
5	\$34,412,000	80%	\$27,529,600	\$126,196	\$160,250
6	\$34,412,000	77%	\$26,497,240	\$121,463	\$154,240
7	\$34,412,000	71%	\$24,432,520	\$111,999	\$142,222
8	\$34,412,000	67%	\$23,056,040	\$105,689	\$134,209
9	\$34,412,000	64%	\$22,023,680	\$100,957	\$128,200
10	\$34,412,000	62%	\$21,335,440	\$97,802	\$124,194
11	\$34,412,000	59%	\$20,303,080	\$93,069	\$118,184
12	\$34,412,000	55%	\$18,926,600	\$86,760	\$110,172
13	\$34,412,000	50%	\$17,206,000	\$78,872	\$100,156
14	\$34,412,000	44%	\$15,141,280	\$69,408	\$88,137
15	\$34,412,000	37%	\$12,732,440	\$58,366	\$74,116
16	\$34,412,000	30%	\$10,323,600	\$47,323	\$60,094
17	\$34,412,000	23%	\$7,914,760	\$36,281	\$46,072
18	\$34,412,000	15%	\$5,161,800	\$23,662	\$30,047
19	\$34,412,000	8%	\$2,752,960	\$12,620	\$16,025
20	\$34,412,000	8%	\$2,752,960	\$12,620	\$16,025
21	\$34,412,000	8%	\$2,752,960	\$12,620	\$16,025
22	\$34,412,000	8%	\$2,752,960	\$12,620	\$16,025
23	\$34,412,000	8%	\$2,752,960	\$12,620	\$16,025
24	\$34,412,000	8%	\$2,752,960	\$12,620	\$16,025
25	\$34,412,000	8%	\$2,752,960	\$12,620	\$16,025
26	\$34,412,000	8%	\$2,752,960	\$12,620	\$16,025
27	\$34,412,000	8%	\$2,752,960	\$12,620	\$16,025
28	\$34,412,000	8%	\$2,752,960	\$12,620	\$16,025
29	\$34,412,000	8%	\$2,752,960	\$12,620	\$16,025
30	\$34,412,000	8%	\$2,752,960	\$12,620	\$16,025

MWac	DC/AC	S/Wdc (facility)	NU Total (\$)	NU Direct (\$)	NU (\$/Wdc)
40	1.4	\$0.85	\$1,560,000.00	\$1,560,000.00	\$0.03

Tax Increment Generation

Water Conservancy	Total Tax - Pre Incentive	Total Incentive (20Y)	Total Tax - Post Incentive	% to Agency	% to Tax Entities	
0 000383	0.010689			40%	60%	
\$145,900	\$4,071,877	\$1,628,751	\$2,443,126			20yr Total
\$134,829	\$3,762,900	\$1,505,160	\$2,257,740			15yr Total
\$12,521	\$349,438	\$139,775	\$209,663	40%	60%	1
\$12,125	\$338,403	\$135,361	\$203,042	40%	60%	2
\$11,466	\$320,012	\$128,005	\$192,007	40%	60%	3
\$10,939	\$305,299	\$122,120	\$183,179	40%	60%	4
\$10,544	\$294,264	\$117,706	\$176,558	40%	60%	5
\$10,148	\$283,229	\$113,292	\$169,937	40%	60%	6
\$9,358	\$261,159	\$104,464	\$156,696	40%	60%	7
\$8,830	\$246,446	\$98,578	\$147,868	40%	60%	8
\$8,435	\$235,411	\$94,164	\$141,247	40%	60%	9
\$8,171	\$228,055	\$91,222	\$136,833	40%	60%	10
\$7,776	\$217,020	\$86,808	\$130,212	40%	60%	11
\$7,249	\$202,306	\$80,923	\$121,384	40%	60%	12
\$6,590	\$183,915	\$73,566	\$110,349	40%	60%	13
\$5,799	\$161,845	\$64,738	\$97,107	40%	60%	14
\$4,877	\$136,097	\$54,439	\$81,658	40%	60%	15
\$3,954	\$110,349	\$44,140	\$66,209	75%	25%	16
\$3,031	\$84,601	\$33,840	\$50,761	75%	25%	17
\$1,977	\$55,174	\$22,070	\$33,105	75%	25%	18
\$1,054	\$29,426	\$11,771	\$17,656	75%	25%	19
\$1,054	\$29,426	\$11,771	\$17,656	75%	25%	20
\$1,054	\$29,426	\$0	\$29,426	0%	100%	21
\$1,054	\$29,426	\$0	\$29,426	0%	100%	22
\$1,054	\$29,426	\$0	\$29,426	0%	100%	23
\$1,054	\$29,426	\$0	\$29,426	0%	100%	24
\$1,054	\$29,426	\$0	\$29,426	0%	100%	25
\$1,054	\$29,426	\$0	\$29,426	0%	100%	26
\$1,054	\$29,426	\$0	\$29,426	0%	100%	27
\$1,054	\$29,426	\$0	\$29,426	0%	100%	28
\$1,054	\$29,426	\$0	\$29,426	0%	100%	29
\$1,054	\$29,426	\$0	\$29,426	0%	100%	30

0.36 Tax Increment to Entities

10% to Housing	Total Tax to Entities 0.010689		
\$173,689	\$2,446,634		
\$150,516	\$2,348,269		
\$13,978	\$218,070	1	\$223,641
\$13,536	\$211,184	2	\$216,578
\$12,800	\$199,706	3	\$204,808
\$12,212	\$190,524	4	\$195,391
\$11,771	\$183,638	5	\$188,329
\$11,329	\$176,751	6	\$181,267
\$10,446	\$162,979	7	\$167,142
\$9,858	\$153,797	8	\$157,725
\$9,416	\$146,910	9	\$150,663
\$9,122	\$142,319	10	\$145,955
\$8,681	\$135,433	11	\$138,893
\$8,092	\$126,251	12	\$129,476
\$7,357	\$114,774	13	\$117,706
\$6,474	\$101,001	14	\$103,581
\$5,444	\$84,933	15	\$87,102
\$8,276	\$35,130	16	\$35,863
\$6,345	\$26,933	17	\$27,495
\$4,138	\$17,565	18	\$17,932
\$2,207	\$9,368	19	\$9,564
\$2,207	\$9,368	20	\$9,564
\$0	\$28,645	21	
\$0	\$28,645	22	
\$0	\$28,645	23	
\$0	\$28,645	24	
\$0	\$28,645	25	
\$0	\$28,645	26	
\$0	\$28,645	27	
\$0	\$28,645	28	
\$0	\$28,645	29	
\$0	\$28,645	30	