



NOTICE OF PUBLIC HEARING ON PROPOSED
AIRPORT COMMUNITY REINVESTMENT PROJECT AREA PLAN
AND PROPOSED AIRPORT COMMUNITY REINVESTMENT PROJECT AREA BUDGET
(Ogden City Redevelopment Agency)

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Sections 17C-1-805, 806, 808 and 809, Utah Code Annotated 1953, as amended, that the Board of Directors of the Ogden City Redevelopment Agency (“**Agency**”) has scheduled a public hearing on **Tuesday, June 6, 2023, at 6:00 p.m.** or as soon thereafter as reasonably feasible, in the Ogden City Council Chambers, third floor of the Ogden City Municipal Building, 2549 Washington Blvd., Ogden, Utah. Property owners are receiving this notice because they are either the record owner or known owner of a parcel of land which is located within the boundaries of the proposed Airport Community Reinvestment Project Area (“**Project Area**”). This notice is also sent to certain taxing entities because they have the right to levy ad valorem taxes on the property located within the Project Area.

PURPOSES OF THE PUBLIC HEARING

The purposes of the public hearing, as required by Sections 17C-5-104 and 17C-5-302, Utah Code Annotated 1953, as amended, are to:

- (1) allow public comment on the draft proposed Airport Community Reinvestment Project Area Plan (the “Project Area Plan” or “Plan”) for the Project Area and on the related draft proposed Airport Community Reinvestment Area Budget (the “Project Area Budget” or “Budget”);
- (2) allow public comment on the proposed Project Area Plan and Project Area Budget and whether the agency should revise, approve, or reject the Project Area Plan and/or Project Area Budget; and
- (3) receive all written objections and hear all oral objections to the draft Project Area Plan.

Pursuant to the proposed draft Project Area Budget, the Ogden City Redevelopment Agency has requested \$119,316,079 in property tax revenues that will be generated by development within the Airport Community Reinvestment Project area to fund a portion of the costs within the Airport Community Reinvestment Project Area. These property taxes will be collected over a period of twenty-five (25) years and will be used for the following:

Redevelopment Activities	\$89,487,059 (75%)
Housing	\$23,863,216 (20%)
Administrative costs	<u>\$ 5,965,804 (5%)</u>
Total Tax Increment:	\$119,316,079 (100%)

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 are estimated to be as follows:

Ogden City	95%/25 yrs.	\$28,369,128
Weber County	90%/25 yrs.	\$17,000,000
Ogden City School District	85%/25 yrs	\$68,546,740
Central Weber Sewer District	85%/25 yrs	\$ 5,400,210

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 scheduled for **Tuesday, June 6, 2023, at 6:00 p.m.** or as soon thereafter as reasonably feasible, in the Ogden City Council Chambers, third floor of the Ogden City Municipal Building, 2549 Washington Blvd., Ogden, Utah.

Notice is also hereby given of the following:

(1) A description of the boundaries of the proposed Project Area is enclosed as Exhibit “A” and a map showing the boundaries of the proposed Project Area is enclosed as Exhibit “B”.

(2) If the Plan and Budget are adopted, then property tax revenues resulting from an increase in valuation of property within the Project Area will be paid under the Project Area Budget to the Agency for project area development rather than to the taxing entity to which the tax revenues would otherwise have been paid if:

(i) an individual taxing entity consents to the project area budget as agreed by resolution or an interlocal agreement; and

(ii) the project area plan provides for the agency to receive tax increment.

Such property tax revenues would be paid to the Agency under the Project Area Budget for twenty-five (25) tax years.

(3) Any person objecting to the proposed draft Project Area Plan or contesting the regularity of any of the proceedings to adopt the proposed project area plan may appear before the Agency Board at the hearing to show cause why the proposed draft Project Area Plan should not be adopted, or may file with the Agency written objections prior to the time and date of the public hearing showing cause why the proposed draft Project Area Plan should not be adopted. Oral and written objections will be received and considered at the public hearing.

(4) The proposed Project Area Plan and proposed Project Area Budget are available for inspection during normal business hours at the Ogden City Recorder’s Office located at 2549 Washington Blvd., Ste. 210, Ogden, UT 84401.

(5) The Agency is willing to meet and answer any questions you may have. If you have questions or desire to meet before the hearing, please contact Damen Burnham of the Agency at (801) 629-8670.

(6) An electronic, printable copy of the boundary description and other related information is available at www.ogdencity.com/733/Redevelopment-Agency

(7) The Project Area Plan and Project Area Budget are proposals at this point, and the Agency is interested in receiving your comments and suggestions. You are invited to submit to the Agency comments concerning the subject matter of the hearing before the date of the hearing.

Dated this 28th day of April 2023.

REDEVELOPMENT AGENCY OF OGDEN CITY

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice was posted in accordance with Utah State Code on this 5th day of May 2023.

Tracy Hansen
City Recorder