

# NOTICE OF PUBLIC HEARING

From: Weber County Community Reinvestment Agency

Re: Public hearing on proposed Weber County Promontory Community Reinvestment Area Project Area Plan and Budget

NOTICE IS HEREBY GIVEN, PURSUANT TO THE PROVISIONS OF Utah Code Ann. § 17C-1-806, that the Weber County Community Reinvestment Agency (the "Agency") will hold a public hearing on the draft project area plan and budget for the proposed Weber County Promontory Community Reinvestment Area Project Area Plan and Budget (the "Project Area") to be held June 6, 2023 at 9:45 a.m., or as soon thereafter as possible, in the Weber County Commission Chambers at 2380 Washington Blvd. Ogden, UT 84401

The creation of the Project Area will not result in additional property taxes and will not create any additional eminent domain power for either the County or the Agency.

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 Project Area Plan and 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:

A map of the boundaries of the Project Area that is proposed for the project area development is enclosed with this notice. A legal description of the proposed Project Area may be obtained via email at no cost by contacting Stephanie Russell at 801.399.8419.

The Draft Plan and Budget provides, among other things, an evaluation of appropriate land uses and economic and community reinvestment forecasts for the land encompassed by the CRA. The Draft Plan and Budget also sets forth the aims and objectives of the anticipated new development, including its scope, its mechanism, and its value to the residents of Weber County (the "County") and other taxing districts.

The Agency has requested an estimated \$120,225,901 million in property tax revenues that will be generated by development within the Project Area to fund a portion of projects costs within the Project Area. These property tax revenues will be used for the following: mandatory housing allocation as required by statute, payment and reimbursement of infrastructure costs, incentives to developers, Agency administrative expenses, and other expenditures as authorized by law. The following proposed property taxes, if the entities choose to participate, will be taxes levied by the following governmental entities, and, assuming current tax rated, the taxes paid to the Agency for this project area from each taxing entity will be as follows: Weber County - \$24,422,360, Weber County School District - \$74,277,380, Weber Fire District - \$14,427,108, Weber Basin Water Conservancy District - \$2,249,605, Warren Water Improvement District - \$2,653,726, and West Warren Park District - \$2,195,722. 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.

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.

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.

The draft Project Area Plan and Project Area Budget are available for inspection at the Agency offices located at 2380 Washington Blvd. Suite 360 Ogden, Utah 84401 during regular business hours, M-F 8:00 am to 5 pm.

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 the Agency representative, Stephanie Russell at 801.399.8419. 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 Agency at 2380 Washington Blvd. Suite 360 Ogden, Utah 84401.