



Roosevelt City Corporation

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Notice of Public Hearing by The Redevelopment Agency of Roosevelt City

The Redevelopment Agency of Roosevelt City (the “Agency”) will hold a public hearing on August 15, 2023, commencing at 5:30 p.m. or as soon after that as feasible, at the Roosevelt City Administration Building, 255 South State Street, Roosevelt, Utah. The purpose of the public hearing is to accept public comment on a draft project area plan and budget for the proposed Main Street Community Reinvestment Project Area.

On August 20, 2019, the governing board of the Agency adopted Resolution 2019-01 authorizing the preparation of a draft community reinvestment project area plan and budget for the proposed project area within the survey area. Agency staff and consultants have prepared a draft plan for the proposed project area, along with a draft budget, within the survey area.

Property tax revenues resulting from an increase in valuation of property within the project area or proposed project area will be paid to the Agency for project area development rather than to the taxing entity to which the tax revenues would otherwise have been paid, if the proposed project area is created and the diversion and use of tax increment is approved by interlocal cooperation agreement with the various taxing entities.

The Agency has requested an estimated \$4,765,448 in property tax revenues that will be generated by development within the proposed project area to fund a portion of project costs within the proposed project area. These property tax revenues will be used for the following: project administration and creation, and a grant fund reimbursement to Roosevelt City. 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: Duchesne County - \$1,323,275; Duchesne County School District - \$3,249,398; Roosevelt City - \$1,324,575; Duchesne County Mosquito Abatement District - \$62,363; Duchesne County Water Conservancy District - \$134,471; and Central Utah Water Conservancy District - \$259,848. 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.

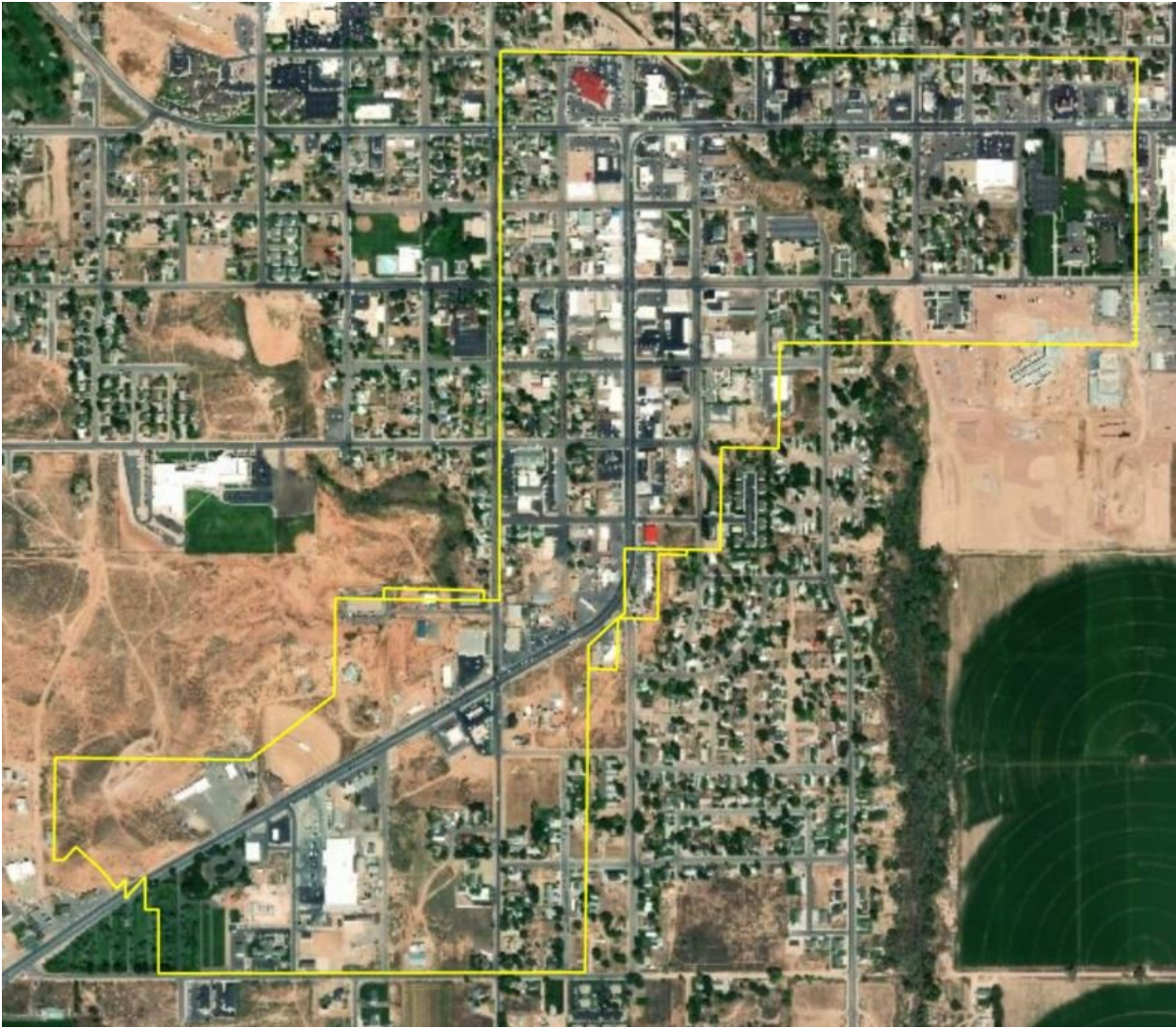
All persons interested and present will be given an opportunity to be heard in this matter. Written comments may also be submitted to the Agency regarding the draft plan and budget prior to the date of the public hearing. All concerned citizens are invited to attend the hearing. Any person objecting to the proposed project area plan or budget or contesting the regularity of any of the proceedings to adopt the proposed project area plan or budget, may appear before the board at the hearing to show cause why the proposed project area plan or budget should not be adopted. The proposed project area plan and budget are each available for public inspection at the Roosevelt City Administration Building (address *above*).

The proposed project area contains approximately 379 acres of land located in the downtown area at the intersection of Main Street and Lagoon Street. A condensed legal description and map are enclosed.

NOTICE OF SPECIAL ACCOMMODATION DURING PUBLIC MEETINGS In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Sunshine Bellon at 435-725-7205.

Enclosures: Map and Legal Description of proposed project area

MAP OF PROPOSED PROJECT AREA:



CONDENSED LEGAL DESCRIPTION OF PROPOSED PROJECT AREA:

BEGINNING AT THE NORTHEAST OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 1 WEST, UINTAH SPECIAL BASE & MERIDIAN; THENCE NORTH 00°59'18" WEST 462.83 FEET; THENCE NORTH 88°48'55" EAST 4,217.21 FEET; THENCE SOUTH 00°16'48" EAST 1,368.02 FEET; THENCE SOUTH 87°52'29" WEST 264.34 FEET; THENCE SOUTH 00°59'12" EAST 50.03 FEET; THENCE SOUTH 88°32'47" WEST 657.64 FEET; THENCE SOUTH 01°09'38" EAST 49.97 FEET; THENCE SOUTH 88°47'04" WEST 317.74 FEET; THENCE SOUTH 00°56'09" EAST 274.27 FEET; THENCE SOUTH 88°46'58" WEST 321.63 FEET; THENCE SOUTH 01°06'46" EAST 23.50 FEET; THENCE SOUTH 88°39'13" WEST 31.38 FEET; THENCE SOUTH 01°39'47" EAST 1,319.39 FEET; THENCE SOUTH 89°04'11" WEST 202.40 FEET; THENCE SOUTH 88°52'08" WEST 350.92 FEET; THENCE SOUTH 88°47'38" WEST 50.95 FEET; THENCE SOUTH 88°46'28" WEST 100.26 FEET; THENCE SOUTH 88°45'01" WEST 120.27 FEET; THENCE SOUTH 88°43'42" WEST 100.21 FEET; THENCE SOUTH 88°41'02" WEST 400.89 FEET; THENCE SOUTH 81°14'59" WEST 58.27 FEET; THENCE SOUTH 88°50'59" WEST 187.28 FEET; THENCE SOUTH 88°48'34" WEST 169.72 FEET; THENCE SOUTH 17°18'46" WEST 163.69 FEET; THENCE SOUTH 16°13'06" WEST 183.71 FEET; THENCE SOUTH 34°52'36" WEST 65.70 FEET; THENCE SOUTH 41°47'07" WEST 89.19 FEET; THENCE SOUTH 49°31'33" WEST 79.30 FEET; THENCE SOUTH 56°39'34" WEST 79.95 FEET; THENCE SOUTH 59°59'55" WEST 151.93 FEET; THENCE SOUTH 01°10'44" EAST 586.70 FEET; THENCE SOUTH 21°53'06" WEST 88.42 FEET; THENCE SOUTH 00°44'10" EAST 1,351.52 FEET; THENCE SOUTH 89°05'36" WEST 347.43 FEET, MORE OR LESS TO THE NORTHEAST OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 1 WEST, UINTAH SPECIAL BASE & MERIDIAN; THENCE SOUTH 88°38'46"W 1693.04 FEET; THENCE NORTH 01°10'25" WEST 313.21 FEET; THENCE NORTH 88°37'22" EAST 70.57 FEET; THENCE NORTH 02°45'29" EAST 262.70 FEET; THENCE NORTH 01°20'51" WEST 302.04 FEET; THENCE NORTH 30°34'56" WEST 107.10 FEET; THENCE SOUTH 59°26'00" WEST 373.47 FEET; THENCE SOUTH 57°57'55" WEST 296.96 FEET; THENCE SOUTH 56°57'34" WEST 229.41 FEET; THENCE SOUTH 55°50'26" WEST 359.36 FEET; THENCE NORTH 34°09'34" WEST 234.08 FEET; THENCE NORTH 00°28'51" EAST 27.09 FEET; THENCE NORTH 66°55'56" WEST 28.00 FEET; THENCE NORTH 01°51'50" WEST 769.39 FEET; THENCE NORTH 88°52'07" EAST 233.05 FEET; THENCE NORTH 01°17'18" WEST 215.40 FEET; THENCE NORTH 89°23'28" EAST 1,175.35 FEET; THENCE NORTH 01°46'30" WEST 1,124.05 FEET; THENCE SOUTH 88°56'15" EAST 208.10 FEET; THENCE SOUTH 01°40'24" EAST 233.40 FEET; THENCE NORTH 89°23'41" EAST 621.63 FEET; THENCE SOUTH 01°32'21" EAST 15.87 FEET; THENCE NORTH 88°59'08" EAST 60.87 FEET; THENCE SOUTH 01°31'22" EAST 92.89 FEET; THENCE SOUTH 89°00'16" EAST 599.18 FEET; THENCE NORTH 00°59'18" WEST 3,008.92 FEET TO THE POINT OF BEGINNING. CONTAINING 378.78 ACRES, MORE OR LESS. (ALL BEARINGS AND DISTANCES WERE DERIVED FROM GIS INFORMATION, AND LOCALIZED TO SECTION CORNERS AND SECTION LINES WERE APPLICABLE.)