

## NOTICE OF HEARING

On April 1, 2009, the Town of Vineyard Redevelopment Agency, by resolution, (a) designated the Geneva Urban Renewal Project Area and (b) authorized the preparation of a Draft Urban Renewal Project Area Plan and Draft Urban Renewal Project Area Budget. The Project Area includes approximately 2,055 acres of property located within the Town of Vineyard and predominantly where the former Geneva Steel factory was located. If you would like a copy of the map or legal description of the Project Area, please contact the Agency at 801-226-1929 and a copy will be sent to you at no cost.

On April 28, 2010, at 7:00 pm. or as soon thereafter as possible, at the Vineyard Town Hall located at 240 E. Gammon Road in Vineyard, Utah, the Agency will hold a combined public hearing on the Draft Plan and the Draft Budget, where the Agency will hear public comment on the Draft Plan and the Draft Budget, and on whether either or both the Draft Plan and the Draft Budget should be revised, approved, or rejected. In addition, the Agency will receive all written and hear all oral objections to the Draft Plan and Draft Budget made to the Agency before the hearing. Any person objecting to the Draft Plan or contesting the regularity of any of the proceedings to adopt it may appear before the Agency Board at the hearing to show cause why the Draft Plan should not be adopted. All concerned citizens are invited to attend and provide comment at the public hearing scheduled for April 28, 2010 at 7:00 p.m. or as soon thereafter as possible, at the Vineyard Town Hall. Copies of the Draft Plan and the Draft Budget are available for inspection at the Agency's offices at 240 E. Gammon Road, Vineyard, Utah, during regular office hours, Monday-Friday, 8:00 a.m. to 5:00 p.m.

The Agency has requested \$300 million in property tax revenues that will be generated by development within the Geneva Urban Renewal Project Area to fund a portion of the project costs within the Geneva Urban Renewal Project Area. These property tax revenues will be used for the following purposes: environmental remediation, public infrastructure and other development costs: \$228 million; housing related costs as required by UCA§17C-1-412: \$60 million; and administrative costs of the Agency related to the Project Area: \$12 million. These property taxes will be taxes levied by the following governmental entities and, assuming current tax rates, the taxes paid to the Agency for the Project Area from each taxing entity will be approximately as follows: Town of Vineyard: \$46,810,273; Utah County: \$33,222,867; Alpine School District: \$208,258,387; Central Utah Water Conservancy District: \$11,046,672; North Utah County Water Conservancy District: \$662,800. 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.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during the meeting should notify the Town Recorder (telephone 801-226-1929), at least 24 hours before the meeting.

/s/D. Wright, Agency Secretary



## GENEVA URBAN RENEWAL PROJECT AREA BOUNDARY DESCRIPTION

The Geneva Urban Renewal Project Area lies entirely within the boundaries of the Town of Vineyard and is generally described as follows:

A parcel of land located in the Sections 5, 6, 7, 8, 17 and 18 Township 6 South, Range 2 East, SLB&M, said property being more particularly described as follows:

Beginning at the northwest corner of said section 5; said corner being the real point of beginning; thence  $S00^{\circ}44'49''E$  887.28 feet; thence  $S89^{\circ}47'50''E$  307.55 feet; thence  $N89^{\circ}52'18''E$  1683.83 feet; thence South 436.52 feet; thence  $N89^{\circ}29'57''E$  1911.00 feet; thence  $S57^{\circ}33'44''E$  98.51 feet; thence  $S00^{\circ}49'35''E$  1269.70 feet; thence  $N89^{\circ}39'15''E$  316.91 feet; thence  $S08^{\circ}05'53''E$  8045.55 feet; thence  $N65^{\circ}28'56''W$  0.43 feet; thence  $S89^{\circ}26'03''W$  67.90 feet; thence  $S00^{\circ}25'44''E$  4585.60 feet; thence  $N30^{\circ}04'07''W$  1311.97 feet; thence  $S89^{\circ}54'59''W$  1731.79 feet; thence  $N30^{\circ}04'07''W$  2216.28 feet; thence  $S89^{\circ}25'01''W$  1683.90 feet; thence  $S68^{\circ}49'00''W$  302.09 feet; thence  $N89^{\circ}59'38''W$  2359.41 feet; thence north 1500.00 feet; thence  $N09^{\circ}06'00''W$  600.59 feet; thence  $N29^{\circ}19'00''W$  37.25 feet; thence  $N05^{\circ}24'11''W$  733.27 feet; thence  $N07^{\circ}23'30''W$  1181.71 feet; thence  $N04^{\circ}32'46''E$  1491.41 feet; thence  $N08^{\circ}52'57''W$  1042.47 feet; thence  $N08^{\circ}31'48''E$  351.11 feet; thence  $N11^{\circ}31'05''E$  1761.44 feet; thence  $N04^{\circ}54'22''W$  970.93 feet; thence  $N89^{\circ}37'51''E$  903.07 feet; thence  $N27^{\circ}15'52''W$  825.44 feet; thence  $N26^{\circ}45'58''W$  103.81 feet to a point of curvature of a 8241.81-foot radius non-tangent curve to the left; thence northwesterly along the arc of said curve 761.88 feet, said curve having a central angle of  $05^{\circ}17'47''$  and a chord that bears  $N28^{\circ}22'50''W$  761.61 feet to a point of curvature of a 5459.08-foot radius curve to the left; thence northwesterly along the arc of said curve 504.58 feet, said curve having a central angle of  $05^{\circ}17'45''$  and a chord that bears  $N34^{\circ}04'31''W$  504.40 feet; thence  $N36^{\circ}45'22''W$  192.69 feet; thence  $N64^{\circ}01'21''E$  1027.85 feet; thence  $N00^{\circ}23'28''E$  120.00 feet; thence  $N89^{\circ}18'21''E$  1806.20 feet to the point of beginning.

The Project Area encompasses approximately 2,055 acres of land.

**GENEVA URBAN RENEWAL  
PROJECT AREA MAP**

