



Notice of Hearing

From: Redevelopment Agency of Provo City

Re: Public Hearing on amended Freedom Plaza Community Development Project Area Plan

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Utah Code Ann. § 17C-1-806, that the Board of Directors of the Redevelopment Agency of Provo City (the “Agency”) has scheduled a public hearing on the draft amended project area plan for the Freedom Plaza Community Development Project Area (the “Project Area”) to be held **September 17, 2024, at 5:30 p.m.** or as soon as the agenda permits, in the council chambers of City Hall (Rm. 100) located at 445 W. Center Street, Provo, Utah. Property owners are receiving this notice because they are the record owners of a parcel of land which is located within the proposed boundaries of the community reinvestment project area. This notice is also sent to certain taxing entities because they levy an ad valorem tax on the property located within the community reinvestment project area and is sent to others as required by Utah Code Ann. § 17C-1-806. The proposed amendment to the Plan modifies the geographic boundaries of the Project Area and reflect the increased anticipated development within those areas. **The contemplated amendment of the Project Area and the Project Area Plan will not change property taxes for any properties and will not create any new eminent domain powers.**

PURPOSES OF THE PUBLIC HEARING

The purposes of the public hearing, as required by Utah Code Ann. § 17C-4-102, will be to:

- (1) allow public comment on the draft Plan or the Project Area (the “Plan”);
- (2) allow public comment on the Plan and whether it should be revised, approved or rejected; and
- (3) receive all written objections and hear all oral objections to the draft Plan.

NOTICE IS HEREBY GIVEN of the following:

(1) A map of the boundaries of the Project Area that is proposed for project area development is attached as **Exhibit A**. A legal description of the proposed Project Area is as follows:

INCLUDING ALL OR PORTIONS OF BLOCKS 87, 89, 90, 108 & 109, OF THE PROVO CITY SURVEY OF BUILDING LOTS, PLAT A, LOCATED IN PROVO, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTERLINE INTERSECTION OF 100 NORTH STREET AND 100 WEST STREET, PROVO CITY SURVEY OF BUILDING LOTS, PLAT A; THENCE N89°39'24"W ALONG THE CENTERLINE OF 100 NORTH STREET 482.21 FEET TO THE CENTERLINE INTERSECTION OF 100 NORTH STREET AND 200 WEST STREET; THENCE ALONG THE CENTERLINE OF 200 WEST STREET THE FOLLOWING (2) COURSES; THENCE N00°18'30"E 481.69 FEET; THENCE N00°17'50"E 480.79 FEET TO THE CENTERLINE INTERSECTION OF 200 WEST STREET AND 300 NORTH STREET; THENCE N89°38'28"W ALONG 300 NORTH STREET 238.70 FEET; THENCE N00°19'21"E 238.30 FEET; THENCE S89°29'30"E 99.35 FEET; THENCE N00°19'01"E 242.87 FEET TO THE CENTERLINE OF 400 NORTH STREET; THENCE ALONG THE CENTERLINE OF 400 NORTH STREET THE FOLLOWING (2) COURSES; THENCE S89°35'41"E 139.16 FEET; THENCE S89°39'11"E 482.39 FEET TO THE INTERSECTION OF 400 NORTH STREET AND 100 WEST STREET; THENCE S00°19'12"W ALONG THE CENTERLINE OF 100 WEST STREET 480.97 FEET TO THE INTERSECTION OF 100 WEST STREET AND 300 NORTH STREET; THENCE S89°39'25"E ALONG THE CENTERLINE OF 300 NORTH STREET 242.00 FEET; THENCE S00°39'43"W 242.54 FEET; THENCE S89°18'10"W 65.99 FEET; THENCE S00°19'06"W 236.95 FEET TO THE CENTERLINE OF 200 NORTH STREET; THENCE N89°38'56"W ALONG THE CENTERLINE OF 200 NORTH STREET 174.38 FEET TO THE INTERSECTION OF 200 NORTH STREET AND 100 WEST STREET; THENCE S00°18'23"W ALONG THE CENTERLINE OF 100 WEST STREET 481.63 FEET TO THE POINT OF BEGINNING.

AREA: 886691 SQUARE FEET OR 20.356 ACRES.

(2) Property tax revenue 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 revenue would otherwise have been paid if one or more taxing entities agree to share property tax revenue under an interlocal agreement and the adopted Project Area Plan provides for the agency to receive tax increment.

(3) The recipient of this notice may submit to the Agency comments concerning the subject matter of the hearing before the date of the hearing.

(4) Any person objecting to the proposed Plan or contesting the regularity of any of the proceedings to adopt the Plan may appear before the board at the hearing to show cause why the it should not be adopted

(5) The draft Plan is available for inspection at the Agency offices located at 445 W. Center Street, Provo, Utah during regular business hours, Monday through Thursday, 8 am to 6 pm.

No particular action is required of you by this notice. The adoption of the Plan will not cause property taxes within the Project Area to increase nor will such actions provide any eminent domain power to the Agency. The Agency is willing to meet and answer any questions you may have. All taxing entities are invited to consult with the Agency regarding the Project Area Plan prior to the hearing. If you have questions or desire to meet, please contact Keith Morey at (801) 852-6432. The amended Plan is a draft document at this point and the Agency is interested in receiving your comments and suggestions.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting are invited to notify the Provo Council Office at 445 W. Center, Provo, Utah 84601, (801) 852-6120 or email chanderson@provo.org

Map

Amended Freedom Plaza CDA

