

NOTICE OF PUBLIC HEARING ON PROPOSED WILDCAT SQUARE COMMUNITY REINVESTMENT
PROJECT AREA PLAN AND PROPOSED WILDCAT SQUARE 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, November 17, 2026, 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 Wildcat Square 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 Wildcat Square Community Reinvestment Project Area Plan (the “Project Area Plan” or “Plan”) for the Project Area and on the related draft proposed Wildcat Square 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 \$3,330,116 in property tax revenues that will be generated by development within the Wildcat Square Community Reinvestment Project area to fund a portion of the costs within the Wildcat Square Community Reinvestment Project Area. These property taxes will be collected over a period of fifteen (15) years and will be used for the following:

Redevelopment Activities	\$2,830,599	(85%)
Housing	\$333,012	(10%)
Administrative Costs	\$166,506	(5%)
Total Tax Increment	\$3,330,116	(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%/15 yrs. \$775,203
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Weber County
Ogden City School District

50%/15 yrs. \$360,560
85%/15 yrs. \$2,194,353

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, November 17, 2026, 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 fifteen (15) 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 Eric Gibson of the Agency at (801) 629-8974.

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

(6) 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 29th day of October 2026.

REDEVELOPMENT AGENCY OF
OGDEN CITY

EXHIBIT A
Project Area

The Wildcat Square Community Reinvestment Project Area is enclosed within the following boundaries and is described as:

A part of the Northwest Quarter of Section 10, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, in Ogden City, Weber County, Utah:

Beginning at a point located 497.90 feet South 89°08'18" East along the North line of said Section 10; and 213.89 feet South 0°51'42" West from a Brass Cap monument found marking the Northwest Quarter of said Section 10; and running thence South 63°36'30" East 18.83 feet; thence Southeasterly along the arc of a 180.00 foot radius curve to the left a distance of 78.20 feet (Central Angle equals 24°53'30" and Long Chord bears South 76°03'15" East 77.59 feet) to a point of tangency; thence South 88°30'00" East 375.53 feet; thence Southeasterly along the arc of a 3.50 foot radius curve to the right a distance of 5.50 feet (Central Angle equals 90°05'18" and Long Chord bears South 43°27'21" East 4.95 feet) to a point of tangency; thence South 1°35'18" West 5.77 feet to a point of curvature; thence Southwesterly along the arc of a 3.00 foot radius curve to the right a distance of 4.53 feet (Central Angle equals 86°31'23" and Long Chord bears South 44°50'59" West 4.11 feet) to a point of tangency; thence South 88°06'41" West 13.86 feet; thence South 2°11'34" East 194.55 feet; thence South 5°15'00" West 24.00 feet; thence South 13°00'00" West 35.00 feet; thence South 19°00'00" West 37.50 feet; thence South 25°30'00" West 42.00 feet; thence North 62°00'00" West 13.00 feet; thence South 27°15'00" West 91.00 feet; South 8°30'00" West 10.50 feet; thence; South 27°10'00" West 22.00 feet; thence South 55°49'31" East 9.93 feet; thence South 32°00'00" West 22.50 feet; thence South 44°00'00" West 22.00 feet; thence South 46°00'00" West 15.00 feet; thence Southwesterly along the arc of a 35.00 foot radius curve to the right a distance of 18.33 feet (Central Angle equals 30°00'00" and Long Chord bears South 61°00'00" West 18.12 feet) to a point of tangency; thence South 76°00'00" West 37.00 feet; thence Northwesterly along the arc of a 20.00 foot radius curve to the right a distance of 11.17 feet (Central Angle equals 32°00'00" and Long Chord bears North 88°00'00" West 11.03 feet) to a point of tangency; thence North 72°00'00" West 11.75 feet; thence Northwesterly along the arc of a 18.00 foot radius curve to the left a distance of 8.17 feet (Central Angle equals 26°00'00" and Long Chord bears North 85°00'00" West 8.10 feet) to a point of tangency; thence South 82°00'00" West 34.03 feet to a point on the Easterly line of land conveyed to the Utah Department of Transportation pursuant to Highway Project No. STP-0203(15)3; thence along the Easterly and Northerly lines of said conveyance the following seven courses: North 0°58'00" East 10.00 feet; North 6°56'20" West 29.47 feet along a radial line to a point on a curve located 75.00 feet right of Station 6+84.46 of the control line of said project; Southwesterly along the arc of a 575.00 foot radius curve to the right a distance of 110.71 feet (Central Angle equals 11°01'55" and Long Chord bears South 88°34'37" West 110.54 feet) to a point of tangency located 75.00 feet right of Station 8+09.61 of the control line of said project; North 85°54'25" West 203.29 feet to a point of curvature located

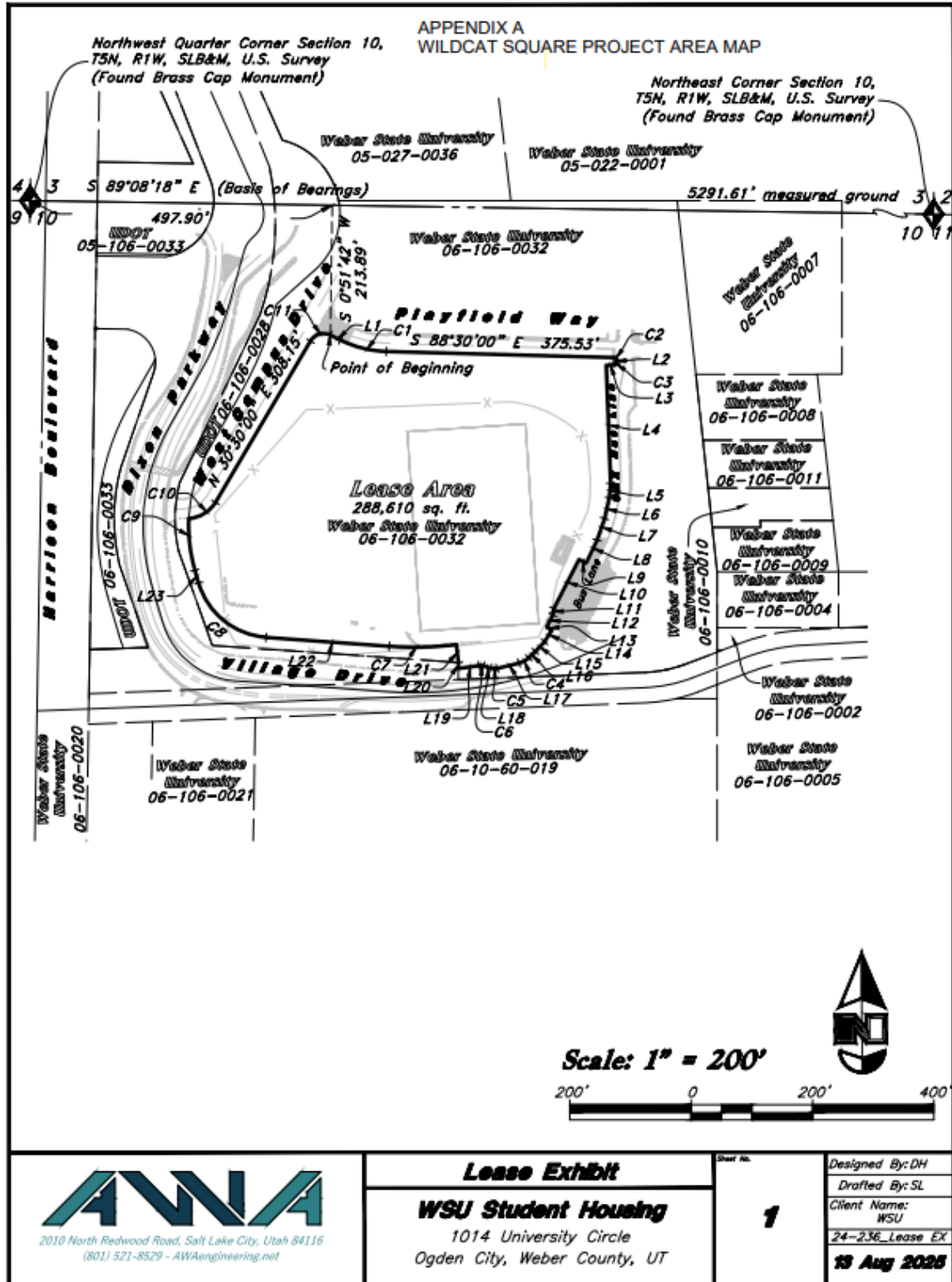
75.00 feet right of Station 10+12.90 of the control line of said project; Northwesterly along the arc of a 125.00 foot radius curve to the right a distance of 151.80 feet (Central Angle equals $69^{\circ}34'51''$ and Long Chord bears North $51^{\circ}07'00''$ West 142.64 feet) to a point of tangency located 75.00 feet right of Station 12+67.17 of the control line of said project; North $16^{\circ}19'34''$ West 21.97 feet to a point of curvature located 75.00 feet right of Station 12+89.14 of the control line of said project; and Northwesterly along the arc of a 258.00 foot radius curve to the right a distance of 85.97 feet (Central Angle equals $19^{\circ}05'31''$ and Long Chord bears North $6^{\circ}46'49''$ West 85.57 feet) to a point on a curve located 75.00 feet right of Station 14+00.10 of the control line of said project; thence Northeasterly along the arc of a 55.00 foot radius curve to the left a distance of 53.74 feet (Center bears North $3^{\circ}31'08''$ West, Central Angle equals $55^{\circ}58'52''$ and Long Chord bears North $58^{\circ}29'26''$ East 51.63 feet) to a point of tangency; thence North $30^{\circ}30'00''$ East 308.15 feet; thence Northwesterly along the arc of a 25.00 foot radius curve to the right a distance of 37.48 feet (Central Angle equals $85^{\circ}53'30''$ and Long Chord bears North $73^{\circ}26'45''$ East 34.07 feet) to a point of tangency and to the point of beginning.

Contains 288,609 sq. ft.

The Project Area contains approximately 6.625 acres of public real property.

APPENDIX A

MAP OF WILDCAT SQUARE COMMUNITY REINVESTMENT PROJECT AREA



LAND USE MAP
OF
WILDCAT SQUARE COMMUNITY REINVESTMENT PROJECT AREA

