



NOTICE AND AGENDA

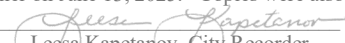
SOUTH OGDEN CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY BOARD MEETING

TUESDAY, JUNE 17, 2025 – 6:00 P.M.

Notice is hereby given that the South Ogden City Community Development and Renewal Agency Board will hold a meeting on, Tuesday, June 17, 2025 beginning at 6:00 p.m. in the Council Chambers located at 3950 So. Adams Avenue, South Ogden, Utah. Any member of the board may be joining the meeting electronically.

- I. **CALL TO ORDER** – Chairman Russell Porter
- II. **CONSENT AGENDA**
Approval of December 3, 2024 CDRA Minutes
- III. **PUBLIC HEARING**
To Receive and Consider Comments on the Proposed CDRA FY2026 Budget
- IV. **DISCUSSION/ACTION ITEMS**
Consideration of CDRA Resolution 25-01 – Approving the FY2026 CDRA Budget
- V. **ADJOURN**

The undersigned, duly appointed City Recorder, does hereby certify that a copy of the above notice and agenda was posted to the State of Utah Public Notice Website, on the City's website (southogdencity.gov) and emailed to the Standard Examiner on June 13, 2025. Copies were also delivered to each member of the governing body.


Leesa Kapetanov, City Recorder

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during the meeting should notify the City Recorder at 801-622-2709 at least 48 hours in advance.



**MINUTES OF THE
SOUTH OGDEN CITY COMMUNITY DEVELOPMENT
AND RENEWAL AGENCY BOARD MEETING**

TUESDAY, DECEMBER 3, 2024 – 6:00 P.M.

COUNCIL CHAMBERS, CITY HALL

BOARD MEMBERS PRESENT

Chair Russell Porter, Board Members Susan Stewart, Mike Howard, Jeanette Smyth, Doug Stephens, and Jeremy Howe

STAFF MEMBERS PRESENT

City Manager Matt Dixon, Assistant City Manager Summer Palmer, Parks and Public Works Director Jon Andersen, Police Chief Darin Parke, IT Support Greg Craft, Planner Alikea Murphy, Communications and Events Specialist Danielle Bendinelli, and Recorder Leesa Kapetanov

OTHERS PRESENT

Bruce & Joyce Hardman, Jared Nielson, and others

Note: The time stamps indicated in blue correspond to the audio recording of this meeting, which can be found by clicking this link:

https://www.southogdencity.com/document_center/Sound%20Files/2024/CC241203_1858.mp3

or by requesting a copy from the office of the South Ogden City Recorder.

Mayor Porter called for a motion to recess into a CDRA board meeting.

00:28:12

Council Member Howard moved to recess into a Community Development and Renewal Agency Board meeting, followed by a second from Council Member Howe. The voice vote was unanimous in favor of the motion.

I. CALL TO ORDER

- Chair Porter called the meeting to order at 6:29 pm and moved to the consent agenda

II. CONSENT AGENDA

A. Approval of November 19, 2024 CDRA Meeting Minutes

- The chair asked if there were any corrections to the minutes; seeing none, he called for a motion to approve the minutes

00:28:25

Board Member Smyth so moved, followed by a second from Board Member Stewart. Board Members Stewart, Howard, Smyth, Stephens, and Howe all voted in favor of the motion.

III. DISCUSSION/ACTION ITEMS

A. Re-Consideration of CDRA Resolution 24-02 – Amending the Participation Agreement With The Gardens at Mount Ogden LLC

- City Manager Dixon gave an overview of the amendment to the participation agreement
- Discussion by Board
- During discussion, both Board Member Howard and Board Member Howe stated they had asked that this item be placed on the agenda for reconsideration
- Comments by Jared Nielson, representative of The Gardens at Mount Ogden LLC
- Continued discussion by Board
- Chair Porter called for a motion to approve CDRA Resolution 24-02, amending the participation agreement with The Gardens

00:28:44

00:32:37

00:41:57

00:47:34

00:52:13

Board Member Howard so moved. The motion was seconded by Board Member Stephens. After determining there was no more discussion, the chair made a roll call vote:

Board Member Howard-	Yes
Board Member Stephens-	Yes
Board Member Smyth -	Yes
Board Member Stewart -	No
Board Member Howe -	Yes

The motion stood. CDRA Resolution 24-02 was approved.

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ADJOURN

- The chair called for a motion to adjourn the CDRA Board Meeting
00:52:32

Board Member Smyth moved to adjourn the CDRA meeting and return to City Council meeting. Board Member Howard seconded the motion. All present voted aye.

The meeting ended at 6:53 pm.

I hereby certify that the foregoing is a true, accurate and complete record of the South Ogden City Community Development and Renewal Agency Board Meeting held Tuesday, December 3, 2024.


Leesa Kapetanov, City Recorder, Board Secretary

Date Approved by Board

STAFF REPORT



SUBJECT: FY 2026 CDRA Final Budget
AUTHOR: Peter Anjewierden
DEPARTMENT: Finance
DATE: 06/17/2025

RECOMMENDATION

Staff recommends the Board adopt CDRA Resolution 25-01

BACKGROUND

The CDRA Board is required to adopt an annual budget for the project areas within the City

ANALYSIS

The City only has 2 ongoing project areas that are active. Expiration dates are as follows:

- * Young Mazda Automall - 12 year life - expires 12/31/2030

- * City Center CRA - 20 year life - expires 12/31/2041 - the following reimbursements are budgeted for:
City Center Project Revenues are still steadily increasing annually

SIGNIFICANT IMPACTS

Impacts and budget amounts are very similar to the prior year

ATTACHMENTS

The necessary budget for adoption is attached

CDRA Resolution No. 25-01

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SOUTH
OGDEN CITY COMMUNITY DEVELOPMENT AND RENEWAL
AGENCY, ADOPTING THE BUDGET FOR FY 2025-2026**

WHEREAS, under UCA§17C-1-601.5, the South Ogden City Community Development and Renewal Agency has prepared an annual budget for the fiscal year of July 1, 2025 to June 30, 2026, as required by the statute; and,

WHEREAS, the required public hearing thereon was held during the scheduled Board of Directors meeting on June 17, 2025 and the proposed budget was made available for public inspection as least three (3) days before the date of the public hearing; and,

WHEREAS, UCA§17-1-605.5, as amended, requires that before the 30th day of June each year, the Board of Directors shall by resolution, adopt a budget for the ensuing fiscal year; and,

WHEREAS, after due posting of the notice on the Utah Public Notice Website and the City's website at least seven (7) days prior thereto and meeting all other required noticing, the Board of Directors held a public hearing on the budget; and,

WHEREAS, the Board of Directors, in their public hearing, received and considered adjustments to the proposed budget, said adjustments having been the proper subject of consideration at the public hearing, and later modification by the Board of Directors; and,

WHEREAS, all conditions precedent to the adoption of the final budget have been accomplished;

**NOW, THEREFORE, BE IT RESOLVED BY THE SOUTH OGDEN CITY
COMMUNITY DEVELOPMENT AND RENEWAL AGENCY:**

SECTION 2 - ADOPTION OF BUDGET

That the budget as set out in **Attachment "A"** and dated as of the 17th day of June, 2025, attached, and incorporated as if set out, is adopted and enacted as the fiscal year 2025-2026 Budget for the Agency by the Board of Directors of the South Ogden City Community Development And Renewal Agency.

The foregoing Recitals are incorporated herein.

SECTION 3 - REPEALER OF CONFLICTING ENACTMENTS:

All orders and resolutions regarding the changes enacted and adopted which have heretofore been adopted by the Board, or parts, which conflict with this Resolution, are, for such conflict, repealed, except this repeal shall not be construed to revive any act, order or resolution, or part repealed.

SECTION 4 - PRIOR RESOLUTIONS:

The body and substance of all prior resolutions, with their provisions, where not otherwise in conflict with this Resolution, are reaffirmed and readopted.

SECTION 5 - SAVINGS CLAUSE:

If any provision of this Resolution shall be held or deemed or shall be invalid, inoperative or unenforceable such reason shall not render any other provision or provisions invalid, inoperative or unenforceable to any extent whatever, this Resolution being deemed the separate independent and severable act of the Board of Directors of South Ogden Board Community Development And Renewal Agency.

SECTION 6 - DATE OF EFFECT:

This Resolution shall be effective on the 17th day of June, 2025, and after publication or posting as required by law.

**PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF SOUTH
OGDEN COMMUNITY DEVELOPMENT AND RENEWAL AGENCY, STATE OF
UTAH, on this 17th day of June, 2025.**

**SOUTH OGDEN COMMUNITY
DEVELOPMENT AND RENEWAL AGENCY**

Russell Porter, Board Chair

ATTEST:

Leesa Kapetanov, Board Secretary

ATTACHMENT "A"

CDRA Resolution No. 25-01

A Resolution Of The Board Of Directors Of The South Ogden City Community Development And Renewal Agency, Adopting The Budget For FY2025-2026

17 Jun 25

Account Number	Account Title	2024-25 Current year Budget	2024-25 Current year Actual	2025-26 Future year Budget
CRA - Young Mazda Project Area				
REVENUE				
66-30-100	Tax Increment	32,500	44,815	32,500
66-30-101	Interest	40	0	0
66-30-125	Sales Tax Revenue	23,000	7,599	23,000
Total REVENUE:		55,540	52,414	55,500
EXPENDITURES				
66-40-100	Professional & Technical	30,915	1,000	30,900
66-40-550	Tax Increment Incentives	23,000	0	23,000
66-40-600	Charge for Services - G/F	1,625	405	1,600
Total EXPENDITURES:		55,540	1,405	55,500
CRA - Young Mazda Project Area Revenue Total:		55,540	52,414	55,500
CRA - Young Mazda Project Area Expenditure Total:		55,540	1,405	55,500
Total CRA - Young Mazda Project Area:		0	51,009	0

Account Number	Account Title	2024-25 Current year Budget	2024-25 Current year Actual	2025-26 Future year Budget
City Center CRA Project				
Revenue				
68-30-100	Tax Increment	415,000	585,702	415,000
68-30-300	Interest Income	400	0	500
68-30-500	Sale of Property	0	0	0
Total Revenue:		415,400	585,702	415,500
Expenditures				
68-40-400	Professional & Technical	25,000	17,231	25,000
68-40-450	Transfer to Hinckley Housing	41,500	0	41,500
68-40-475	Tax Increment Incentives	150	0	200
68-40-500	Charge for Services - G/F	20,750	5,190	20,800
68-40-510	Transfer to Enterprise Funds	0	0	0
68-40-520	Transfer to General Fund	0	0	0
68-40-600	New CDRA Projects	328,000	0	328,000
Total Expenditures:		415,400	22,421	415,500
City Center CRA Project Revenue Total:		415,400	585,702	415,500
City Center CRA Project Expenditure Total:		415,400	22,421	415,500
Total City Center CRA Project:		0	563,281	0

Account Number	Account Title	2024-25 Current year Budget	2024-25 Current year Actual	2025-26 Future year Budget
CDRA Housing Authority Fund				
REVENUE				
85-30-400	Transfer in from City Cntr CRA	41,500	0	41,500
85-30-410	Transfer in from NW Proj. CDRA	0	0	0
85-30-420	Transfer in from 36th St Proj	0	0	0
Total REVENUE:		41,500	0	41,500
EXPENDITURES				
85-40-100	Housing Expenditures	41,500	0	41,500
Total EXPENDITURES:		41,500	0	41,500
CDRA Housing Authority Fund Revenue Total:		41,500	0	41,500
CDRA Housing Authority Fund Expenditure Total:		41,500	0	41,500
Total CDRA Housing Authority Fund:		0	0	0
Grand Totals:		0	614,290	0