

Minutes of the regular meeting of the Ogden City Redevelopment Agency held on Tuesday, February 10, 2026, at 6:00 p.m., in the Council Chambers, and via electronic meeting, on the third floor of the Municipal Building, 2549 Washington Boulevard, Ogden City, Weber County, Utah.

Present:

Chair	Richard A. Hyer
Vice Chair	Dave Graf
Board members	Flor Lopez
	Kevin Lundell
	Shaun Myers
	Ken Richey
	Alicia Washington

Board Administrator Glenn Symes
Deputy Board Administrator Steve Burton
Communications Director Brandon Garside

Also present: Chief Administrative Officer Mara A. Brown
City Attorney Gary Williams
Community and Economic Development Assistant Executive Director David Sawyer
Economic Development Director Eric Gibson
City Recorder Tracy Hansen

At the request of the Chair, all present stood and recited the Pledge of Allegiance led by Vice Chair Graf.

A moment of silence was observed.

Acknowledgements: none

Approval of Minutes

Board member Myers stated he had reviewed the minutes of the Special Meeting of November 18, 2025, and found them to be accurate to the best of his recollection.

BOARD MEMBER MYER THEN MOVED TO APPROVE THE MINUTES AS PRESENTED. MOTION WAS SECONDED BY VICE CHAIR GRAF, ALL VOTING AYE

Presentation of the Redevelopment Agency Annual Report for Fiscal Year 2024-2025

Community and Economic Development Assistant Executive Director Sawyer stated the Fiscal Year (FY) 2024-2025 Redevelopment Agency (RDA) Annual Report summarizes the RDA's activity for the previous year. The RDA has been operating since 1969 and was originally established to address deteriorating conditions in downtown Ogden and inner-city neighborhoods. Mr. Sawyer then introduced the City's new Economic Development Director, Eric Gibson, who joined the City in December after working for a decade with Better City organization. He highlighted Mr. Gibson's experience with multi-stakeholder projects, partnership building, data-driven strategies, complex private and public redevelopment projects, and success in securing over \$5 million in state and federal grants.

Mr. Gibson then used the aid of a PowerPoint presentation to summarize the FY 2024-2025 Annual Report. He began by explaining the mission of the Redevelopment Agency, which exists to improve the lives of Ogden residents by strengthening the City's tax base and reducing long-term tax pressure on citizens through strategic reinvestment in underutilized properties. Mr. Gibson outlined seven core values driving the agency:

1. Real estate and land use - focusing on prudent use of Ogden's increasingly constrained land
2. Economic growth and opportunity - generating revenue without raising taxes
3. Housing - using a portion of RDA funds for housing investments and infrastructure
4. Historic and cultural assets - preserving Ogden's unique western heritage buildings
5. Transportation and mobility - connecting transportation nodes for better city mobility
6. Parks and open space - ensuring public amenities are built into development projects
7. Access to services and opportunity - ensuring neighborhoods have amenities and access to transportation and healthcare

Mr. Gibson explained how tax increment financing (TIF) works, emphasizing that it is not a new tax but rather a reinvestment of new value created when development happens. He clarified that TIF does not divert existing taxes but captures new value to fund infrastructure improvements, site improvements, and environmental remediation. The presentation included an overview of closed project areas that are now generating revenue for the City's General Fund. Two sites closed in 2024 are now

generating \$215,000 annually for the general fund. Other significant closed projects include the Defense Depot Ogden, generating over \$1 million annually, and the West 12th RDA, generating \$231,000 annually. Mr. Gibson then reviewed current project areas, including CBD Mall with \$993 million in new value created and Adams with \$106 million in new value. He presented the budget, noting a decrease from \$6.9 million to \$6.3 million between 2025 and 2026 due to closing project areas. Mr. Gibson presented several proposed project areas in the pipeline:

- Airport CRA expansion
- Five-Points intersection
- Union Station HTRZ (High Transportation Ridership Zone)
- Capital Square
- 24th Street interchange
- East Washington

Mr. Gibson showcased a new interactive dashboard that will be publicly available, replacing the annual static report. The dashboard will provide up-to-date information on all RDA projects and be updated by June rather than November as in previous years.

Mr. Sawyer returned to highlight major Agency activities including:

- Wonder Block development with newly opened public parking
- Adams CRA and the Malachite housing project which recently received a building permit for a \$20 million project
- Environmental cleanup work on various sites
- Airport CRA helping with infrastructure improvements
- Union Station neighborhood development plans

For a copy of the presentation in its entirety, see the information packet for the meeting.

Vice Chair Graf asked about parking on Wall Avenue as part of the Union Station development. Mr. Sawyer explained that they are working with UDOT on a traffic study for Wall Avenue, examining sidewalks, curb and gutter needs, enhanced landscaping, and traffic calming measures. He noted that no final decisions have been made regarding on-street parking.

Board member Myers inquired about property ownership in the Track Line RDA area. Mr. Gibson and Mr. Sawyer clarified that typically property is transferred from the RDA to private developers through land transfer and development agreements, with the RDA currently owning only one remaining parcel in the Track Line development - the Exchange Building.

Board member Richey expressed appreciation for the new dashboard, asking when it would become available. Mr. Gibson confirmed it could be made available immediately, pending a decision on who would own the link.

BOARD MEMBER RICHEY MOVED TO ACCEPT THE FY 2024-2025 RDA ANNUAL REPORT FOR REVIEW. MOTION WAS SECONDED BY VICE CHAIR GRAF, ALL VOTING AYE.

Public Comments

Frankie Ortega, owner of Moore's Barbershop, spoke about community unity, expressing concern about increasing chaos, division, and lawlessness. He emphasized the importance of leadership being united rather than divided.

Linda Sanchez shared a historical story about the Plymouth colony surviving on five kernels of corn, relating it to keeping faith during difficult times. She also suggested reviewing City codes and policies, noting some outdated ordinances still in place.

Emily Fox discussed her participation in her first protest recently and quoted from "Horton Hears a Who" about speaking up. She expressed concerns about constitutional rights being violated by government and voiced support for a resolution.

Thor Rush asked two questions about RDA financing: how tax increment financing isn't considered a subsidy when money is given to developers, and whether interest rates affect the amount of money received. He also expressed concerns about tax increment funding (TIF) potentially being unsafe investments from a Strong Towns perspective.

Angel Castillo recommended that Board members contact Joan Massey and Toby Rittner as experts in economic development. She stated she was not anti-development but opposed to "bad deals for Ogden." She also expressed support for a resolution related to Immigrations and Custom Enforcement (ICE) activities in Ogden City.

Heath Satow expressed appreciation for the new RDA dashboard and the increased transparency it provides. He mentioned he would send an email with an updated TIF graph that offers a more accurate representation.

Theresa Bramwell expressed concerns about her neighborhood being in "utter chaos," noting the loss of businesses on 25th Street and Monroe Boulevard over the past 15 years. She worried about the development approach turning Ogden into "a city of tenants" rather than owners.

Board member Comments

Board members responded to the topics raised during the public comment period; Chair Hyer and Board member Richey explained that tax increment financing (TIF) bridges the gap for projects that would not otherwise be financially viable for private developers, such as renovating aging buildings or addressing environmental contamination issues. They emphasized that TIF does not take money away from other entities like school districts but instead generates new revenue that wouldn't exist without the development. Board member Lundell also noted that while TIF can be seen as a subsidy, it is specifically a subsidy for projects that would not proceed without such public support.

Mr. Sawyer provided additional comments in response to public inquiries made during the public comments period. He

addressed concerns regarding the Capital Square project, stating that no final decisions had been made and that the design was still in flux. He offered assurance that any developments will come back to the Board for review. He mentioned the intentions for a mixed-use development in the area, including both commercial spaces and for-purchase residential units, in line with addressing the environmental remediation needs of the site. Furthermore, he shared an example of how RDA funds can bolster infrastructure, notably highlighting a collaborative effort with Rocky Mountain Power to enhance the electrical infrastructure benefiting both Williams International and the surrounding airport area. This was portrayed as a successful instance of tax increment financing being utilized to optimize mutual benefits for both private entities and the broader local infrastructure in Ogden. He concluded by explaining the RDA's cautious approach to ensure projects remain viable, emphasizing the importance of conservative estimates in financial projections to avoid overestimating new value expectations.

Board member Richey shared a story called "The Arrogant Man on the Plane" about making judgments without having all the facts, emphasizing the importance of pausing before judging, listening before reacting, and extending grace before condemning.

Chair Hyer reflected on the previous week's meeting, noting it was "somewhat unprecedented." He emphasized that it's better to "extend a hand rather than a fist" when disagreeing, and that working from common ground leads to better resolutions.

Executive Director Comments

City Administration had no additional comments to share.

There being no further business to come before the Agency, **BOARD MEMBER MYERS MOVED THE MEETING ADJOURN AT 7:40 P.M. MOTION WAS SECONDED BY BOARD MEMBER LUNDELL, ALL VOTING AYE.**

TRACY HANSEN, MMC/CRA
CITY RECORDER

RICHARD A. HYER, CHAIR

APPROVED: April 14, 2026