Minutes of the joint work session of the Ogden City Council, also acting as the Redevelopment Agency, held on Tuesday, March 10, 2026, at 4:00 p.m., in the Council Work Room, 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
	Council members	Flor Lopez
		Kevin Lundell
		Shaun Myers
		Ken Richey
		Alicia Washington

Council Executive Director Glenn Symes (via Zoom)
Council Assistant Executive Director Steve Burton
Communications Director Brandon Garside
Communications Specialist Eric Davenport

Also present:
Chief Administrative Officer Mara A. Brown
Management Services Executive Director Lisa Stout
Human Resources/Risk Director Heather Briskey
Finance Director Justin Sorensen
Community and Economic Development Executive Director Jared Johnson
Community and Economic Development Assistant Executive Director David Sawyer
Economic Development Director Eric Gibson
Assistant Economic Development Director Kelli Pendleton
Assistant Planning Director Joe Simpson
Sustainability Coordinator Lorenzo Long
Community Outreach Coordinator Diana Lopez
Information Technologies Interim Director Josh Jones
City Engineer/Deputy CAO Taylor Nielsen
City Recorder Tracy Hansen

The purpose of the joint work session was to receive a Redevelopment Agency (RDA) update; discuss proposed rezone at 1201 16th Street from R-2 to R-2S/CO; discuss Fiscal Year (FY) 2025-2026 2nd Quarter Financial Report; discuss Fiscal Year (FY) 2025-2026 2nd Quarter Capital Improvement Plan Report; receive an Administrative Update – Running Up for Air Sustainability Donation Update; discuss Council/Board business, including training on harassment and discrimination, defensive driving, and cyber security and discuss a Council member initiative regarding the PATH to Citizenship Program and Community and Family Preparedness Plan; and hear Council/Board comments.

Redevelopment Agency (RDA) Update

Economic Development Director Gibson, Assistant Economic Development Director Pendleton, and Community Development Director Johnson provided updates on various redevelopment projects throughout the City. Mr. Gibson indicated that there was significant activity in the RDA pipeline and they were excited to share upcoming projects. Ms. Pendleton began with a detailed presentation on the Union Stockyards Exchange building, describing it as a teaser for a project they have been developing. She provided historical context about the building's significance to Ogden's livestock legacy, noting that by 1926 the stockyards handled nearly 1.5 million head of livestock annually. The Exchange building, designed by architect Leslie Hodson in 1931, represents one of the earliest art deco buildings in the area and epitomizes the state-of-the-art livestock trading facility that positioned Ogden as a premier stockyard center west of Denver. Ms. Pendleton explained that the City purchased the building in 2013 to preserve and adapt it as part of redevelopment efforts. However, the building has suffered from trespassing and deterioration over time. She announced that through their efforts working with multiple developers, they have connected with the headquarters of a defense company that has taken interest in the building as a headquarters and has a historical tie to it. There was brief discussion among the Council and Community and Economic Development staff regarding the current condition of the Exchange Building as well as its history, with Mr. Gibson concluding staff is excited to be able to share the overall vision and plan for the building in the coming weeks and months.

Mr. Gibson then provided brief updates on multiple projects. He announced that River's Edge, a commercial building with two apartment buildings on Washington near the river, had building permits issued the previous week and site work had already started. The project includes a cafe space designed to serve hikers and people using the river trail. For the Thorne Stinson building, Mr. Gibson explained there is a 2015 agreement with LOTUS for a bundle of properties, and they are requesting to adjust the requirement from 30 high-end apartment lofts to 25 artist lofts that would be LIHTC and income targeted. Regarding the Union Station neighborhood, Mr. Gibson reported that the most recent public meeting was held on January 28th, which was the last of a series of public meetings regarding the site plan. Next steps include an exclusive negotiation agreement with Jay Fisher, including a cost share agreement for predevelopment work such as due diligence, site planning, market studies, and feasibility analysis. They are targeting late 2026 to begin the Housing and Transit Reinvestment Zone (HTRZ) process. For Gibson Avenue, Mr. Gibson explained Administration had issued a request for proposals (RFP) for RDA property several weeks ago, with the property currently zoned for low-density residential but encouraging creative proposals from developers. LOTUS, which owns adjacent property, requested to include their property as an option for developers. Proposals were due on Thursday. Capitol Square on 25th Street and Monroe Boulevard has environmental issues from two former dry cleaners that the RDA is working through via a voluntary cleanup program. They are in negotiations with Great Basin Development to master plan the site and are working to extend a walkway through to create good connectivity to the Oasis Garden across Monroe Boulevard.

Vice Chair Graf asked about timeline for the Capitol Square project. Mr. Gibson indicated the developer hopes to begin phase one by the end of this year. Council member Washington asked about previous concept plans for the project that included a grocer, and Mr. Gibson confirmed that is still on their most recent site plans, along with townhomes and apartments. The current 7-Eleven would be replaced by apartments when the lease expires.

Council member Myers questioned the developer selection process for the Capitol Square project. Mr. Johnson explained that Great Basin Development was engaged by the City about eight years ago under a previous administration. He emphasized that going forward, most projects would use an open RFP process, but they are being respectful of previous commitments while trying to move this long-standing project forward.

Additional projects discussed by the group included Ogden Bend, where current landowners are working with developers due to checkerboard ownership constraints; the Midland 1900 annexation north of Hinckley Drive where a developer is seeking annexation and CRA boundary expansion without budget increase; the Swift site adjacent to rail tracks that was heavily contaminated with military chemicals and is classified as a superfund site; Alpha Malachi Apartments off 26th Street where building permits have been issued; and the Forest Service building where they are working with a developer who has requested rezone applications for surrounding properties to address parking needs. The Forest Service building project anticipates Weber State using the first few floors with housing above, using a perpetual housing funds model.

Vice Chair Graf asked about timeline for the Forest Service building, and Mr. Gibson indicated that Administration has expressed the need to proceed with the transaction before the City's two-year maintenance budget for the building runs out. This led to brief discussion about the future development potential for the Forest Service building.

Vice Chair Graf then raised concerns about the Lotus property changing from luxury apartments to low-income housing and the impact on anticipated property tax revenue. Mr. Gibson acknowledged this concern and indicated he would give a full presentation on that agreement and its history in an upcoming meeting.

Later in the meeting, Council member Myers also raised a concern about the Lotus property and the use of tax increment financing (TIF) on the project in the past. Mr. Gibson noted this matter will also be addressed in an upcoming meeting scheduled to discuss the project.

Proposed Rezone at 1201 16th Street from R-2 to R-2S/CO

Assistant Planning Director Simpson presented a request to rezone approximately four acres at 1201 16th Street from R-2 to R-2S with a conditional overlay. Mr. Simpson explained that R-2 only allows single-family and two-family dwelling units, while R-2S allows row housing or townhomes that are much easier to subdivide for individual ownership requirements. The property currently contains a single-family home with substantial open space that appears heavily vegetated. The proposal is to create 42 single-family row house dwelling units as part of a development agreement that would maintain owner occupation for 10 years after project completion. Mr. Simpson noted restrictions regarding trees on the eastern portion of the property that have sentimental value to the current owner and will remain untouched. The project complies with the Canyon Road Community Plan, which calls for R-2 or R-3 zoning, and R-2S is much less dense than R-3. Under current R-2 zoning, the property could potentially accommodate 63 dwelling units, so the proposal for 42 units represents a significant reduction while preserving open space. The development agreement limits the number of units and includes performance deadlines - if the developer fails to meet requirements, the zoning reverts back to R-2. Mr. Simpson concluded that if approved, the developer would still need to complete many additional steps including site plan reviews, subdivision processes, traffic studies, geotechnical and hazard studies. The Planning Commission reviewed and recommended approval by a six to zero vote.

Vice Chair Graf highlighted comments from the Planning Commission about potential connectivity to the western neighborhood and the importance of sidewalks. Mr. Simpson acknowledged these concerns, referencing the limited frontage on 16th Street and suggesting the City may need to consider sidewalk connections in the future.

Fiscal Year 2025-2026 2nd Quarter Financial Report; and Fiscal Year 2025-2026 2nd Quarter Capital Improvement Plan (CIP) Report

Finance Director Sorensen presented the second quarter financial report through December 2025. He noted that the information was two months old but emphasized the requirement to provide quarterly updates to City council within 45 days of each quarter end. Mr. Sorensen provided an overview of all City funds, noting that while revenues and expenditures would typically be at 50 percent halfway through the year, some funds showed higher expenditure rates due to timing and carryover projects not yet posted. The airport fund showed 71 percent expenditure due to ongoing projects, and the parking and mobility fund showed high spending due to transfers for debt service payments.

Vice Chair Graf inquired about the absence of kiosks for downtown paid parking, expressing concerns about the expected revenue generation not being realized. He questioned the status of kiosk installation and requested an update on the progress of the paid parking implementation. Mr. Sorensen deferred to other members of City Administration who were working on the paid parking program for the City.

For the general fund, Mr. Sorensen reported that tax revenues were tracking well. Sales tax was showing positive trends for the first time in a couple years, running about 5 percent ahead of budget amounts after a period of flattening. Property taxes had received the majority of distributions with personal property taxes still to come in spring.

Chair Hyer asked about the cause of the sales tax revenue increase, and Mr. Sorensen attributed it to various economic factors including more settled economic confidence, though noting that inflation and federal stimulus money had affected previous trends.

Vice Chair Graf requested that future reports show carryover funds separately to provide a clearer picture of actual budget performance versus received revenues. Mr. Sorensen agreed to make this modification. The Police Department was running slightly over budget due to success in filling positions and staying fully staffed, along with hiring more experienced lateral officers at higher pay steps than originally budgeted. Mr. Sorensen indicated they were preparing a budget opening to address this issue. Enterprise funds were tracking as expected, with the golf course performing particularly well with revenues substantially higher than projected. The property management fund, which tracks BDO lease revenue, showed unusual numbers due to the budgeting method that recognizes both incoming revenue and use of prior year fund balance.

Chair Hyer asked about franchise taxes, noting concerns about fiber companies not paying franchise taxes like traditional cable companies. Mr. Sorensen explained that they receive distributions without detailed breakdowns but noted a surprising uptick in telecom revenues while Comcast continues to decline.

Council member Richey requested development of a five-year financial model to help with future planning and salary progression projections.

Mr. Sorensen then continued to the CIP report, showing photos of various projects including Lester Park pickleball courts and sidewalk replacement on Eccles Avenue. He outlined the various funding sources for capital projects including City funds, restricted taxes, Weber County Recreation, Arts, Museum, Parks (RAMP) funds, Weber Area Council of Governments (WACOG) funds, state funds, federal funds, Federal Aviation Authority (FAA) funding, and donations. As of December, over $33 million had been appropriated for capital projects across various funds including general CIP, water utility, sanitary/storm utilities, golf fund, and airport projects. Year-to-date spending totaled significant amounts across these categories, with major expenditures including the Valley Drive project, canyon waterline through American Rescue Plan Act (ARPA) funding, and various airport improvements including the cargo apron project. Mr. Sorensen highlighted recent improvements including the municipal pool liner installation hoped to extend the pool's life by 10 years, fire station exhaust system upgrades, Golden Hours and Union Station West roof replacements, amphitheater restroom upgrades, and public safety building apparatus door improvements.

Administrative Update – Running Up for Air Sustainability Donation Update

Ogden Trails Network Committee Chair Warren and Sustainability Coordinator Long presented an update on the Running Up for Air event and its partnership with City sustainability efforts. Ms. Warren, an Ogden resident and professional runner, explained how she started the event in 2019 after participating in a similar race in Salt Lake City, wanting to keep the fundraising local to Ogden. The event involves participants running up Malan's Peak during staggered time slots over 24 hours, from 6:00 p.m. Friday to 6:00 p.m. Saturday, with options for three, six, 12, and 24-hour time periods. This year had 126 participants who collectively gained 977,000 feet of vertical elevation, with all funds raised going to clean air initiatives. Ms. Warren explained that two years ago she made it her mission to find a local charity to ensure that dollars stayed in the Ogden area rather than going to Salt Lake-based organizations. The event typically raises between $10,000-$15,000 annually through volunteer efforts.

Mr. Long explained how Weber State Sustainability partnered with the race, receiving $13,325 last year and expecting close to $15,000 this year. The funds are being used to address a significant gap in local air quality monitoring, particularly for PM 10 and PM 2.5 particles. He showed maps demonstrating that Ogden currently has only two PM 10 monitors, which is insufficient for a City of its size. The funding allowed purchase of monitors from Utah-based company Tellus, which focuses on affordable but accurate community-based air quality monitoring. Four monitors were purchased with last year's funds, with plans to expand the network with this year's funding. The data will be publicly accessible through a website that also integrates other monitoring systems and provides real-time information including wind patterns and wildfire activity. Mr. Long emphasized that this represents the beginning of their partnership, with future goals to move beyond data collection to actionable outcomes for improving air quality in identified problem areas.

Council member Lundell and Vice Chair Graf praised the partnership and the community engagement aspect of the event, and Ms. Warren's adaptability in keeping the effort local and continuously improving the program's impact.

Council/Board Business

Training – Harassment and Discrimination, Defensive Driving, Cyber Security: Human Resources Manager Briskey and Information Technologies Interim Director Jones conducted required annual training sessions covering harassment and discrimination policies, defensive driving practices, and cybersecurity awareness. The training covered legal requirements, City policies, prevention strategies, and reporting procedures. Ms. Briskey emphasized the City's zero-tolerance policies and available reporting mechanisms, while Mr. Jones highlighted cybersecurity threats and protective measures including password security and recognizing social engineering attempts.

Council member Initiative – PATH to Citizenship Program and Community and Family Preparedness Plan: Council member Lopez presented an initiative to expand the existing PATH to Citizenship program and introduce a Community and Family Preparedness Plan. She explained that the PATH program is not new but represents an investment in a program already showing results. The pilot began in 2023 with Salt Lake County grant funding, was formally adopted by council in January 2025 with a preliminary budget of $21,000 and received an additional $10,000 appropriation in the fiscal year 2026 budget plus carryover funds totaling approximately $31,000. The program has demonstrated success with 70 percent of initial participants successfully naturalizing and 29 residents completing the 12-week citizenship preparation program in another cohort. Council member Lopez noted that research shows 3,000 lawful permanent residents in Weber County may be eligible for naturalization, and when residents become citizens, there is increased civic participation, stronger family stability, and greater economic engagement. The initiative proposes doubling the annual funding from $21,000 to $42,000 to expand access to application fee assistance (currently $710 per application), legal support through Catholic Community Services ($200 per individual), citizenship preparation classes through Weber Community Library Systems, and one-on-one tutoring through My Hometown. Program participants must attend at least 75 percent of citizenship preparation classes, complete 40 hours of community service within six months, actively participate in required activities, and provide necessary documentation for their N-400 application or fee waiver application. The second component involves a Community and Family Preparedness Plan focusing on providing residents with information and resources to organize important documentation and understand available services. Council member Lopez distributed packages created by a coalition group she participates in, containing family planning toolkits with guidance on power of attorney, guardianship, financial preparedness, and know-your-rights documentation. She clarified that this doesn't replace legal wills or trusts but helps families prepare for emergencies or potential separation. She addressed anticipated questions about why the City should fund the program (investment with measured outcomes), whether the City is funding immigration (no, only assists qualified permanent residents), why double the budget (expand capacity), whether the City provides legal advice (no, partners with nonprofits), and whether this only benefits immigrants (benefits entire community through stronger civic engagement). She explained that current program expenses in 2025 were $9,316 with $10,644 carryover, plus approximately $20,000 in grants from City partners and business owners. The program currently operates in English because participants come from various countries speaking different languages, and maintaining equal access for all immigrants requires a common language approach.

Community Outreach Coordinator Lopez, from the Ogden Police Department, provided additional context about PATH program requirements and recent changes making the citizenship test substantially more difficult. She confirmed that community partners including Catholic Community Services, the library, and My Hometown have capacity to handle expanded services, potentially through two cohorts per year.

Council member Lundell expressed support for expanding the successful citizenship program but requested clarification about the preparedness plan component and its relationship to existing community efforts. He noted these seemed like separate initiatives that might need to be considered individually. Council member Washington agreed that the two components seemed separate and expressed concerns about the preparedness plan's specifics, funding allocation, and voluntary participation potentially resulting in underutilization of printed materials.

Council member Lopez acknowledged feedback about potentially separating the initiatives and indicated willingness to modify the proposal. She emphasized her primary goal of gaining Council support to move forward with exploring implementation and expansion of both efforts.

Chair Hyer noted that the preparedness information could benefit all citizens regardless of immigration status and suggested it might be available electronically rather than requiring printed materials.

The Council conducted a straw poll showing support to move the initiative forward for further development and refinement, with the understanding that additional work sessions would address specific implementation details and potentially separate the two components.

Council/Board Comments

Vice Chair Graf provided an update on the Utah Community Renewable Energy program, explaining that after approximately seven years of work by 19 cities and towns, the Utah Public Utilities Commission ruled the previous week supporting the opportunity for Ogden to participate in 100 percent renewable energy. The City now has 90 days to review the ordinance and determine participation. He explained that the program offers residents the choice of renewable energy sources rather than the current coal or natural gas options from Rocky Mountain Power. The additional cost would be approximately $4 per residential household monthly, with assistance available for those who find this amount difficult. The program is opt-out rather than opt-in, with the first six months fee-waived and a $30 opt-out charge after that period. He stated the Council will receive extensive information and multiple presentations before the June 2nd decision deadline; the compressed timeline is due to budget considerations and Council Executive Director Symes will work with City Administration to prepare materials and schedule presentations regarding the matter.

Council member Washington requested follow-up discussion about the idea of inviting the Weber County Sheriff to attend a work session to discuss 287(G) issues, scheduling the City's lobbyist to provide a legislative session update, and emphasized appreciation for maintaining public engagement opportunities during gaps between regular meetings.

Vice Chair Graf raised constituent concerns about odors from the dog food plant and the state of the Lantern House facility. Council member Washington offered to participate in the homeless committee and suggested inviting City homeless advocates to a work session to address the Lantern House concerns.

The meeting adjourned at 6:43 p.m.

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TRACY HANSEN, MMC/CRA
CITY RECORDER

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RICHARD A. HYER, CHAIR

APPROVED: May 5, 2026