

Minutes of the joint work session of the Ogden City Council, also acting as the Redevelopment Agency, held on Tuesday, April 7, 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
Council Assistant Executive Director Steve Burton
Council Policy Analyst Clint Yingling
Communications Director Brandon Garside
Communications Specialist Eric Davenport

Also present: Chief Administrative Officer Mara A. Brown
 Management Services Executive Director Lisa Stout
 Public Services Assistant Executive Director Edd Bridge
 Marketing and Communications Director Mike McBride
 Community and Economic Development Executive Director Jared Johnson
 Community and Economic Development Assistant Executive Director David Sawyer
 Assistant Economic Development Director Kelli Pendleton
 Community Development Director Jeremy Smith
 Parking and Mobility Operations Coordinator Emil Vargason
 Program Compliance Administrator Housing Specialist Cathy Fuentes
 Sustainability Coordinator Lorenzo Long
 Business Resources Coordinator Julio Otay
 Communications Specialist Meg Sanders
 Digital Media Specialist Alexia Martinez
 City Recorder Tracy Hansen

The purpose of the joint work session was to review the agenda for the City Council meeting scheduled to begin at 6:00 p.m.; receive an Administrative update; discuss proposed Fiscal Year 2026-2030 Consolidated Plan Amendment #2 and proposed Fiscal Year 2027 Annual Action Plan; discuss proposed Community Clean Energy Program Agreement (*Utah Renewable Communities Program*); discuss proposed Exchange Building Land Transfer and Development Agreement; discuss Council/Board business; and hear Council comments.

Agenda Review

Chair Hyer and members of Council staff reviewed the items listed on the agenda for the City Council meeting scheduled to begin at 6:00 p.m.

Administrative Update

Council Executive Director Symes introduced the Administrative update, explaining that the managed parking ordinance amendment and fees would be presented in detail the following week, but tonight would focus on public outreach efforts for the managed parking plan.

Management Services Director Stout explained that the Administrative update would cover community outreach planning for the managed parking program. She emphasized this has been a Citywide effort involving communications, Management Services, Community and Economic Development, Police, and Public Works, with a year spent talking to stakeholders and adjusting proposals based on feedback.

Parking and Mobility Operations Coordinator Vargason presented the visible changes coming to downtown, including the requirement for citizens and employees to use the Passport parking app. Seventeen parking kiosks will be installed in the proposed parking area on 25th Street from Wall Avenue to Washington Boulevard, along Kiesel from 22nd to 24th Street, the 300 block of 23rd Street, the 100-200 blocks of Electric Alley, and at the Ogden Airport. The kiosks will be solar-powered and accept credit cards and coins, with mobile app and text-to-pay options also available. Mr. Vargason explained their contract with Interstate Parking, which has experience managing parking in other cities, provides parking ambassadors for friendly on-street support. The focus will be education over enforcement to avoid deterring downtown visitors, with a 30-day trial period followed

by a go-live date sometime in June.

Kelli Pendleton, Assistant Economic Development Director, described ongoing stakeholder meetings with downtown businesses that began last year to gather feedback and guidance. The team is working with communications staff to develop instructional materials, how-to guides, and Q&A fact sheets for distribution once the program moves through City Council approval.

Marketing and Communications Director McBride outlined the phased communication strategy targeting business operators, downtown residents, and visitors. Phase 1 focuses on awareness and listening through early April, including targeted business outreach, press releases, website updates, social media campaigns, and utilization of the City's monthly newspaper reaching 40,000 residents. Following Council consideration, education will ramp up with paid outreach including a KSL brand view segment planned for late April.

Council members asked several questions about the program. Chair Hyer inquired about coordination with hotel parking areas and other private lots to create a universal downtown parking experience using the same app and technology. Council member Lopez asked about providing information in languages other than English, with Mr. Vargason confirming materials would be available in Spanish and noting signage options on kiosk sides.

Council member Washington raised accessibility concerns regarding kiosk locations and accommodations for those without smartphones or credit cards. Mr. Vargason explained kiosks would be concentrated in high-demand areas with two per block face, offering credit card and coin options, and noted that ADA stalls would remain free for two hours.

Chair Hyer questioned enforcement during the transition period for resistant users. Mr. Vargason described a "nudge feature" allowing warnings during the 30-day trial period, with parking ambassadors playing a vital role in encouraging adoption through education about the app's benefits for collecting usage data. He acknowledged that pricing would likely change user behavior, with monitoring planned for areas where people might relocate to free parking spots.

Council member Lopez asked about operating hours and whether Sundays would be free, with Ms. Pendleton indicating these details were still being finalized for next week's presentation.

Proposed Fiscal Year 2026-2030 Consolidated Plan Amendment #2; and Proposed Fiscal Year 2027 Annual Action Plan

Program Compliance Administrator Housing Specialist Fuentes used the aid of a PowerPoint presentation to discuss the proposed amendment to the 5-year Consolidated Plan (ConPlan). She explained that the consolidated plan serves as the mechanism for the city to receive HUD funding through Community Development Block Grant (CDBG) and Home Investment Partnership Grant (HOME) programs. Ms. Fuentes outlined HUD's three objectives: providing decent affordable housing, creating suitable living environments, and creating economic opportunities. Under these objectives, the City operates various programs including purchase rehab resale, emergency home repair, infill housing, down payment assistance, target area public improvements, small business loans, microenterprise assistance, and tenant-based rental assistance. She detailed the City's housing programs, including the emergency home repair program offering up to \$5,000 in zero-percent interest deferred payment loans for very low-income homeowners. The purchase rehab resale program involves the City purchasing homes, renovating them to housing quality standards, and selling them to households at 80% area median income or below. The infill housing program provides new single-family home construction with coordinating support to bring together resources for affordable housing. The down payment assistance program offers zero-percent interest deferred payment loans citywide: \$10,000 to low-moderate income homebuyers, \$15,000 to Ogden City employees and teachers, and \$20,000 for sworn police and firefighters. The tenant-based rental assistance program, administered by Ogden Housing Authority, serves homeless individuals, veterans, domestic violence victims, and trafficking survivors, with beneficiaries paying 30% of income toward rent. Ms. Fuentes described target area public improvement projects in low-moderate income census tracts, including infrastructure improvements like streets, sidewalks, lighting, parks, and ADA features. She also outlined business programs including microenterprise assistance for businesses with five or fewer employees and small business loans for job creation and retention. For a copy of Ms. Fuentes' presentation in its entirety, see the information packet for the meeting.

Council member Myers asked about the tenant-based rental assistance funding continuation, with Ms. Fuentes explaining it was a one-time \$1.6 million American Rescue Plan grant spread over four years, funding 24 households annually for two years each. Community Development Director Smith added that the program includes supportive services to help participants stabilize and develop skills during the two-year window.

Council member Lopez inquired about the lowest interest rates for small business loans and the number of businesses helped, with Ms. Fuentes indicating they would need to consult with the business development director for specific details. She also asked about finding homes for the purchase rehab resale program, with Mr. Smith explaining they use OgdenCityHomes.com and list through licensed brokers on the MLS system.

Council member Lundell asked about homeowner restrictions, citing a neighbor who purchased under the program but now operates it as a short-term rental. Mr. Smith acknowledged this was concerning but noted they currently rely on owner occupancy affidavits rather than stronger deed restrictions, though HOME funding does include a five-year affordability period with potential payback requirements for violations. The proposed amendment would expand the target area public improvements program to include parks and ADA improvements, allowing for creation, restoration, and improvements to parks and park amenities in low-moderate income neighborhoods. The goal is to increase to one public improvement project completed for the remainder of the five-year plan.

Council member Richey asked whether the amendment would reduce sidewalk replacement funding, with Mr. Smith clarifying this would be additional federal dollar usage, not replacing existing funding sources.

Mr. Smith then used the aid of a PowerPoint presentation to review the Annual Action Plan (AAP) for Fiscal Year (FY) 2027, explaining this serves as the implementation plan and official application to HUD for entitlement funds. While Congress passed level funding for CDBG and HOME grants, the City has not yet received official award amounts, expected by May 3rd. The AAP must be submitted to HUD by May 15th. He outlined three types of HUD funds: entitlement funds (new money received annually), carryover funds from the previous year, and program income from project revenues. The proposed budget includes balancing line items to adjust for actual entitlement award amounts when received. The budget allocates \$500,000 CDBG and \$751,923 HOME plus match funds for the purchase rehab resale program, targeting four homes. Emergency home repair receives \$40,000 CDBG for five loans. The down payment assistance program gets \$500,000 HOME and \$100,000 match for 50 loans. Infill housing receives \$72,883 HOME for two projects. Target area public improvements are budgeted at \$179,629 CDBG for at least one project. Business development includes \$250,000 CDBG for microenterprise assistance serving 10 businesses and \$350,000 CDBG for small business loans creating and retaining four jobs. The tenant-based rental assistance program receives \$744,580 to assist 70 homeless persons. Administration costs total \$525,871 from CDBG, HOME, and HOME match funding sources. For a copy of Mr. Smith's presentation in its entirety, see the information packet for the meeting.

Vice Chair Graf asked about the targeted area for public improvements, with Mr. Smith explaining they are conducting a needs-based analysis in eligible census tracts and working with other departments to identify priorities, potentially including sidewalk improvements and parks.

Council member Myers asked about HOME fund sources and match funding requirements. Mr. Smith explained HOME is one of two grants from HUD, with match funding historically coming from tax increment funding, though the City recently received waivers due to poverty ratios. The match requirement is 25 cents for every dollar of HOME funds.

Council member Lopez requested data on last year's program results, with Mr. Smith indicating the Department produces an annual report for HUD and could provide highlights.

Mr. Smith then described community outreach efforts, including booths at events like the Zone Ogden meeting at Union Station, which generated positive feedback and suggestions. The 30-day public comment period began April 4th and runs through May 4th, with a public hearing scheduled for May 12th. Citizens can submit comments through the website at hudconplan.ogdencity.com. If adopted on May 12th, the plan will be submitted to HUD on May 13th for approval before the July 1st award date.

Proposed Community Clean Energy Program Agreement (*Utah Renewable Communities Program*)

Council Assistant Executive Director Burton provided background on Ogden City's involvement in the Utah renewable communities program, now called the Community Clean Energy Program, since 2019 following passage of house bill 411. The Council has approved several resolutions to participate with other communities in developing this program. The Utah Public Service Commission approved the program in March, requiring cities to adopt a participating ordinance by June 2 to allow Rocky Mountain Power to offer this option to customers.

Sustainability Coordinator Long presented the program details alongside Glade Sowards from the Utah Renewable Communities Board. Mr. Long explained this partnership with 18 other communities allows Utahns to choose clean, reliable, and affordable energy through Rocky Mountain Power. The program received approval from the Utah Public Service Commission in March after seven years of development. The program's goal is to drive development of new clean energy, as Rocky Mountain Power has no renewable energy planned for their eastern service territory in their latest integrated resource plan. The program would match electricity consumption with new clean energy construction, essentially replacing fossil fuel energy with renewable energy in the grid. Mr. Sowards explained that Rocky Mountain Power had previously planned significant renewable buildout but faced changed circumstances including wildfire liability and EPA regulation changes, leading them to rely more on existing coal and gas resources and abandon their all-source request for proposals.

Chair Hyer questioned the reliability of renewable energy, particularly solar's intermittency. Mr. Long clarified this is an annual net 100 percent load match program, not 24/7 demand response, meaning participants remain connected to the same Rocky Mountain Power grid with the same reliability while injecting an equivalent amount of clean energy annually. The program differs from existing options like Blue Sky (purchasing renewable energy certificates and supporting small-scale solar grants) and Subscriber Solar (a limited 20-megawatt existing solar farm with very restricted availability). This new program would support large-scale, new, regionally-based clean energy projects.

Mr. Long outlined the timeline following the March 4th Public Service Commission approval. Cities have 90 days to adopt the program. If adopted, Rocky Mountain Power needs approximately five months for system upgrades before implementation in November, when the first opt-out notice would be mailed. A second notice follows within 60 days, then the program commences in January 2027 with an additional four months for free opt-out. The initial program rate is \$4 per month for residential customers (\$3.88 plus \$0.12 for the low-income program credit). Low-income customers on Rocky Mountain Power's Schedule 3 receive automatic bill credits to participate for free and never face termination fees. Non-residential customers pay \$0.006 per kilowatt hour plus \$0.12 monthly. Mr. Long provided examples using Golden Hours facility (\$48.72 additional cost on a \$963 bill, roughly 5% increase) and the Ogden municipal building (could replace \$650 monthly Blue Sky participation with \$327 for this program, representing a 5% decrease).

Council member Lopez asked about languages other than English for communication, with Mr. Long confirming the City would use all available outlets including newsletters, social media, and traditional media to communicate in multiple languages during the implementation period. The Public Service Commission indicated that rates may decrease over time as startup costs and reserves are established in the first couple years, suggesting participants are evaluating the highest rate they would likely ever pay.

Vice Chair Graf clarified the rate structure, explaining that the \$4 monthly fee splits between low-income program funding and building both physical infrastructure and Rocky Mountain Power's billing system upgrades. Maintenance costs should be lower than building costs, potentially reducing future rates.

Chair Hyer asked about solar panel replacement and battery storage integration. Mr. Sowards explained that solar panel degradation is factored into 25-year power purchase agreements, and their request for proposals included solar, wind, hydroelectric, and geothermal resources, with optional battery energy storage systems. Discussion included opt-out procedures, with multiple free opt-out opportunities before any \$30 residential termination fee applies. Large customers receive in-person notifications due to greater implications. The program treats renters and homeowners equally based on who holds the utility account.

Chair Hyer expressed concerns about program rule changes over time and questioned whether nuclear energy's reliability advantages might eventually make this program obsolete. Mr. Long acknowledged the legislature could modify the program but noted their flexibility to choose the most economical clean energy technologies through competitive bidding.

The presentation was scheduled to continue in a follow-up work session on April 21, with a draft ordinance to be shared before then and Council action required by the June 2 deadline.

Proposed Exchange Building Land Transfer and Development Agreement

Assistant Economic Development Director Pendleton used the aid of a PowerPoint presentation to discuss the proposed land transfer and development agreement for the Exchange Building, emphasizing this represents both historic preservation and business recruitment. She provided historical context of the building's significance to Ogden's livestock industry from 1869 through the stockyards' closure in 1971. The 9,500 square foot, two-story art deco building designed by Leslie Hodgkins in 1931 served as Utah's premier stockyard trading facility. After the stockyards closed, it housed educational and mental health institutions and later a haunted house before sitting empty. Elements and trespassing have caused deterioration, but Ms. Pendleton emphasized that "preservation is not about the past, it's about the future." The surrounding area has seen significant City investment with businesses like Envy Composites, Systemic Formulas, and the newly arrived Beehive Meals, which will hold a ribbon cutting in coming weeks. Wayfinding signage and historical interpretive trails already provide area history education. Ms. Pendleton explained that after meeting with several developers without finding feasible solutions, they connected with GMRE, a defense company seeking to relocate their headquarters. The company was founded in 2005, began supporting the Air National Guard in 2008, moved to Weber County headquarters in 2013, and won their first defense contract in 2014. They specialize in producing kits, wire harnesses, and engineering solutions from design through production and sustainment. Parker Judd became GMRE's president in 2025 and has a personal connection to the building through three generations of Ogden cattle farmers. His great grandfather and great uncle had ties to the Exchange Stockyards, making this both economic development and a meaningful historical connection. The developer is Thayne Fisher of Fisher Reagan Enterprises, who has over 15 years of experience redeveloping historic buildings in downtown Ogden. This would be Mr. Fisher's fourth Leslie Hodgkins design building, having previously worked on the Monarch, Perry Apartments, and Utah Power and Light buildings. His team experienced similar seismic and structural issues during the Monarch renovation. The proposed approach includes immediate stabilization upon approval, working with city services, Landmarks, SHPO, and the Federal Secretary of Interior for historic preservation. The architectural rehabilitation will preserve Hodgkins' art deco design elements while providing adaptive reuse for commercial office space, historical signage, and sustainability considerations. The economic impact includes creating a national headquarters bringing approximately 60 direct high-paying jobs to Ogden, plus an estimated 45 additional indirect jobs, totaling approximately \$17 million in economic impact. The City had set aside \$1 million for building stabilization, but estimates exceeded that amount. The proposal recommends using those funds as incentive for preconstruction costs including architectural fees, additional testing, and development fees. The timeline includes property conveyance within 30 days, work beginning within 30 days of approval, design completion and permit applications within 4 months, permits and financing within 6 months, and core and shell completion within 18 months. For a copy of Ms. Pendleton's presentation in its entirety, see the information packet for the meeting.

Chair Hyer asked about refurbishing the decorative pigs and goats on the building, with Ms. Pendleton confirming efforts to restore the building's historic appearance, including the animal features.

Vice Chair Graf appreciated the well-defined timeline and asked about adjacent property plans. Ms. Pendleton explained GMRE is growing and expanding, with this building as phase one while maintaining room for future growth on the entire property.

Council member Washington questioned the City's indemnification for environmental issues during excavation. Ms. Pendleton explained that previous environmental testing and remediation had been completed with state certification of clearance, though additional testing remains necessary. Community and Economic Development Director Johnson clarified that the City had already gone through the voluntary compliance program with three phases of soil testing, removing one identified leaking underground storage tank near Enable's location. While they don't anticipate finding additional issues, the City would already be in the chain of custody for any discoveries, making this primarily a formalization of existing responsibility rather than a blank check commitment.

The meeting adjourned at 5:43 p.m.

TRACY HANSEN, MMC/CRA
CITY RECORDER

RICHARD A. HYER, CHAIR

APPROVED: May 5, 2026