



NOTICE AND AGENDA

SOUTH OGDEN CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY BOARD MEETING

TUESDAY, JUNE 2, 2026 – 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 2, 2026 beginning at 6:00 p.m. in the Council Chambers located at 3950 So. Adams Avenue, South Ogden, Utah.

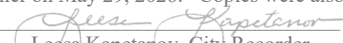
I. CALL TO ORDER – Chairman Russell Porter

II. CONSENT AGENDA
Approval of June 17, 2025 CDRA Board Minutes

III. DISCUSSION ITEM
FY2027 CDRA Budget

IV. 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 May 29, 2026. 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, JUNE 17, 2025 – 6:00 P.M.

COUNCIL CHAMBERS, CITY HALL

BOARD MEMBERS PRESENT

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

BOARD MEMBERS EXCUSED

Board Member Jeanette Smyth

STAFF MEMBERS PRESENT

City Manager Matt Dixon, Assistant City Manager Summer Palmer, Finance Director Peter Anjewierden, Public Works Director Jon Andersen, Fire Chief Cameron West, Deputy Fire Chief Brandon Storey, Planner Alikea Murphy, Accounts Payable Clerk Lori Hurd, Communications and Events Manager Danielle Bendinelli, and Recorder Leesa Kapetanov

OTHERS PRESENT

MaryAnn Bronson, Tracy Bronson, Doug Myler, Kathleen G. Peterson, Rich Peterson

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.gov/document_center/Sound%20Files/2025/CC250617_1657.mp3

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

Motion from council meeting to enter CDRA Board Meeting:

- Mayor Porter called for a motion to recess into a CDRA Board meeting

01:49:32

Council Member Howe so moved, followed by a second from Council Member Howard. The voice vote was unanimous in favor of the motion.

44
45 **I. CALL TO ORDER**

- 46 • Chair Porter called the meeting to order at 7:50 pm and moved to the consent agenda
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48

49 **II. CONSENT AGENDA**

50 **A. Approval of December 3, 2024 CDRA Minutes**

- 51 • The chair called for a motion to approve the consent agenda

52 01:49:50
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54 **Board Member Stephens so moved, followed by a second from Board Member Howard.**
55 **Board Members Stewart, Howard, Stephens, and Howe all voted in favor of the motion.**
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57

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59 **III. PUBLIC HEARING**

60 **To Receive and Consider Comments on the FY2026 CDRA Budget**

- 61 • Chair Porter entertained a motion to enter into a public hearing to receive and consider
62 comments on the FY2026 CDRA budget

63 01:50:09
64

65 **Board Member Howe so moved, followed by a second from Board Member Stewart. All present**
66 **voted aye.**
67

- 68 • Board Chair Porter asked if anyone wished to come forward to make comments concerning the
69 FY2026 CDRA budget. No one came forward.

70 01:50:23

- 71 • The chair called for a motion to close the public hearing and return to the CDRA Board meeting.

72 01:50:31
73

74 **Board Member Howard so moved. Board Member Howe seconded the motion. The voice vote**
75 **was unanimous in favor of the motion.**
76
77

78
79 **IV. DISCUSSION/ACTION ITEMS**

80 **A. Consideration of CDRA Resolution 25-01 – Adopting the FY2026 CDRA Budget**

- 81 • Overview by Finance Director Peter Anjewierden

82 01:50:43

- 83 • Discussion/questions 01:52:48

- 84 • Chair Porter called for a motion to approve CDRA Resolution 25-01

85 01:55:32
86

87 **Board Member Howe so moved. The motion was seconded by Board Member Howard.**
88 **Council Member Stewart asked about some dates in the resolution and whether they should be**

corrected. Council Member Howe amended his motion to include the actual budget dates of 7/1/2025-6/30/2026. Council Member Howard seconded the amended motion. After determining there was no more discussion, the chair made a roll call vote:

Board Member Stewart -	Yes
Board Member Howard -	Yes
Board Member Stephens-	Yes
Board Member Howe-	Yes

CDRA Resolution 25-01 was adopted.

V. ADJOURN

- The chair called for a motion to adjourn the CDRA Board Meeting
01:57:53

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

The meeting ended at 7:59 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, June 17, 2025.


Leesa Kapetanov, City Recorder, Board Secretary

Date Approved by Board

**South Ogden
City
FY 2027
CDRA Tentative
Budget**

DRAFT 06/02/2026

Period 07/25 (07/31/2025) - 00/26 (07/01/2026)

Account Number	Account Title	2024-25 Prior year Actual	2025-26 Current Year Actual	2025-26 Current Year Budget	2026-27 Future year Budget
CRA - Young Mazda Project Area					
REVENUE					
66-30-100	Tax Increment	34,087	89,139.06	32,500	32,500.00
66-30-101	Interest	0	95.09	0	.00
66-30-125	Sales Tax Revenue	25,203	.00	23,000	23,000.00
Total REVENUE:		59,290	89,234.15	55,500	55,500.00
EXPENDITURES					
66-40-100	Professional & Technical	3,250	500.00	30,900	30,900.00
66-40-550	Tax Increment Incentives	25,203	.00	23,000	23,000.00
66-40-600	Charge for Services - G/F	1,895	.00	1,600	1,600.00
Total EXPENDITURES:		30,348	500.00	55,500	55,500.00
CRA - Young Mazda Project Area Revenue Total:		59,290	89,234.15	55,500	55,500.00
CRA - Young Mazda Project Area Expenditure Total:		30,348	500.00	55,500	55,500.00
Total CRA - Young Mazda Project Area:		28,942	88,734.15	0	.00

Period 07/25 (07/31/2025) - 00/26 (07/01/2026)

Account Number	Account Title	2024-25 Prior year Actual	2025-26 Current Year Actual	2025-26 Current Year Budget	2026-27 Future year Budget
City Center CRA Project					
Revenue					
68-30-100	Tax Increment	593,353	614,467.15	415,000	650,000.00
68-30-300	Interest Income	0	1,819.68	500	500.00
Total Revenue:		593,353	616,286.83	415,500	650,500.00
Expenditures					
68-40-400	Professional & Technical	19,769	18,385.00	25,000	25,000.00
68-40-450	Transfer to Hinckley Housing	0	.00	41,500	41,500.00
68-40-475	Tax Increment Incentives	0	.00	200	200.00
68-40-500	Charge for Services - G/F	24,220	.00	20,800	.00
68-40-600	New CDRA Projects	43,796	.00	328,000	583,800.00
Total Expenditures:		87,785	18,385.00	415,500	650,500.00
City Center CRA Project Revenue Total:		593,353	616,286.83	415,500	650,500.00
City Center CRA Project Expenditure Total:		87,785	18,385.00	415,500	650,500.00
Total City Center CRA Project:		505,568	597,901.83	0	.00

Account Number	Account Title	2024-25 Prior year Actual	2025-26 Current Year Actual	2025-26 Current Year Budget	2026-27 Future year Budget
CDRA Housing Authority Fund					
REVENUE					
85-30-400	Transfer in from City Cntr CRA	0	.00	41,500	41,500.00
Total REVENUE:		0	.00	41,500	41,500.00
EXPENDITURES					
85-40-100	Housing Expenditures	0	.00	41,500	41,500.00
Total EXPENDITURES:		0	.00	41,500	41,500.00
CDRA Housing Authority Fund Revenue Total:		0	.00	41,500	41,500.00
CDRA Housing Authority Fund Expenditure Total:		0	.00	41,500	41,500.00
Total CDRA Housing Authority Fund:		0	.00	0	.00