



NOTICE AND AGENDA

SOUTH OGDEN CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY BOARD MEETING

TUESDAY, JUNE 23, 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 23, 2026 beginning at 5:30 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

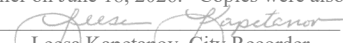
II. CONSENT AGENDA
Approval of June 2, 2026 CDRA Board Minutes

III. PUBLIC HEARING
To Receive and Consider Comments on the Proposed FY2027 CDRA Budget

IV. DISCUSSION/ACTION ITEMS
Consideration of **CDRA Resolution 26-01** – Approving the FY2027 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 18, 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 2, 2026 – 6:00 P.M.

COUNCIL CHAMBERS, CITY HALL

BOARD MEMBERS PRESENT

Chair Russell Porter, Board Members Mike Howard, Jeanette Smyth, Doug Stephens, Jeremy Howe, and Clayton Peterson

STAFF MEMBERS PRESENT

City Manager Matt Dixon, Assistant City Manager Summer Palmer, City Attorney Amy Hugie, Finance Director Peter Anjewierden, Fire Chief Cameron West, Police Chief Darin Parke, Public Works Director Jon Andersen, Planner Alika Murphy, Code Compliance Official Guillermo Garcia, Communication and Events Manager Danielle Bendinelli, and Recorder Leesa Kapetanov

OTHERS PRESENT

Bryan Comer, Liz Bell, Nate Fasig, Bruce & Joyce Hartman, Jordan Morrill

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

https://cms7files.revize.com/southogdennew/document_center/Sound%20Files/2026/CC260602_1700.mp3?t=202606031654170&t=202606031654170 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 leave City Council meeting and recess into a Community Development and Renewal Agency (CDRA) Board meeting.

00:24:47

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

I. CALL TO ORDER

- Chair Porter called the meeting to order at 6:30 pm and moved to the consent agenda

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46 **II. CONSENT AGENDA**

47 **A. Approval of June 17, 2025 CDRA Minutes**

- 48 • The chair asked if any changes or corrections needed to made to the minutes. Seeing none,
49 he called for a motion to approve the consent agenda

50 00:25:09
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52 **Board Member Stephens so moved, followed by a second from Board Member Howard.**
53 **Board Members Howard, Smyth, Stephens, Howe, and Clayton all voted in favor of the**
54 **motion.**
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59 **III. DISCUSSION ITEMS**

60 **FY2027 CDRA Budget**

- 61 • Overview of budget by Finance Director Peter Anjewierden

62 00:25:31

- 63 • There was no discussion on the CDRA Budget
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68 **IV. ADJOURN**

- 69 • Chair Porter called for a motion to adjourn the CDRA Board Meeting and reconvene City Council
70 meeting 00:28:03
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72 **Board Member Howard so moved. Board Member Smyth seconded the motion. All present voted**
73 **aye.**
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75 The meeting ended at 6:34 pm.
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85 I hereby certify that the foregoing is a true, accurate and complete record of the South Ogden City Community Development
86 and Renewal Agency Board Meeting held Tuesday, June 2, 2026.
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88 
89 Leesa Kapetanov, City Recorder, Board Secretary

Date Approved by Board

CDRA Resolution No. 26-01

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SOUTH
OGDEN CITY COMMUNITY DEVELOPMENT AND RENEWAL
AGENCY, ADOPTING THE BUDGET FOR FY 2026-2027**

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 23, 2026 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 23rd day of June, 2026, attached, and incorporated as if set out, is adopted and enacted as the fiscal year 2026-2027 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 23rd day of June, 2026, 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 23rd day of June, 2026.

**SOUTH OGDEN COMMUNITY
DEVELOPMENT AND RENEWAL AGENCY**

Russell Porter, Board Chair

ATTEST:

Leesa Kapetanov, Board Secretary

ATTACHMENT "A"

CDRA Resolution No. 26-01

A Resolution of The Board of Directors of The South Ogden City Community
Development and Renewal Agency, Adopting the Budget for FY 2026-2027

23 Jun 26

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

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