

Minutes of the regular meeting of the Ogden City Council held on Tuesday, May 12, 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 (*via electronic means*)
 Vice Chair Dave Graf
 Council members Flor Lopez
 Kevin Lundell
 Shaun Myers
 Alicia Washington

Council Executive Director Glenn Symes
Council Assistant Executive Director Steve Burton
Council Senior Policy Analyst Clint Yingling
Council Communications Director Brandon Garside
Council Communications Specialist Eric Davenport

Excused: Council member Ken Richey

Also present: Chief Administrative Officer Mara A. Brown
 City Attorney Gary Williams
 Management Services Executive Director Lisa Stout
 Finance Director Justin Sorensen
 Community and Economic Development Assistant Executive Director David Sawyer
 Economic Development Director Eric Gibson
 Police Chief Jacob Sube
 Community Development Director Jeremy Smith
 Community Development Program Compliance Administrator Cathy Fuentes
 Deputy City Recorder Jason Gould

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

A moment of silence was observed.

Proposed Resolution 2026-3 adopting the Annual Action Plan for the period July 1, 2026 through June 30, 2027, and directing that this document be submitted to the U.S. Department of Housing and Urban Development; and Proposed Resolution 2026-4 adopting Amendment #2 to the Consolidated Plan for the period July 1, 2025 through June 30, 2030, and directing that this document be submitted to the U.S. Department of Housing and Urban Development

A memo from the Community and Economic Development Department regarding the proposed Fiscal Year 2026-2027 Annual Action Plan (AAP) and FY2026-2030 Consolidated Plan (ConPlan) Amendment #2 came before the Council for consideration. The memo stated when receiving federal funds for economic development and housing programs, the City is required to submit a Consolidated Plan (ConPlan) to the Department of Housing and Urban Development (HUD) every five years. The current ConPlan was approved in May of 2025 and covers fiscal years 2026 through 2030. Along with the Consolidated Plan, the City must prepare and submit an Annual Action Plan each year as part of the annual application for funds. The Annual Action Plan indicates how funding will be used during the coming year and how the grant funds will further the goals in the Consolidated Plan. It establishes annual goals and outcomes for programs and projects funded by the CDBG and other federal grant funds. Community Development has prepared the FY 2027 Annual Action Plan for Council review and consideration. The plan outlines the goals to be carried out during FY27 in alignment with the ConPlan. City Administration is proposing Amendment #2 to the Five-Year ConPlan covering Fiscal Years 2026 to 2030. Amendment #1 was approved by the Council in December 2025 which updated the FY 26 Annual Action Plan and Consolidated Plan to reflect revised funding levels based on year-end balances and carryover funds. Amendment #2 proposes a modification to the ConPlan strategy by expanding the Target Area Public Improvements program to include park construction, restoration, and improvements, as well as ADA-related features and upgrades in low-to-moderate income neighborhoods. This amendment does not impact funding levels and is limited to revising the program description within the plan.

Community Development Director Smith summarized the memo and first touched on the proposed Amendment #2 to the

ConPlan; he noted the amendment would expand the scope of the Target Area Public Improvement Program to explicitly include parks and ADA improvements. Eligible activities would include the creation, restoration, or improvement of parks and recreational amenities—such as new playground equipment, restrooms, and parking lot repairs—as well as ADA-compliant design features such as wheelchair ramps, accessible parking, and curb cuts. Mr. Smith emphasized that all eligible projects must be located within low-to-moderate income neighborhoods. Under the amendment, the goal would increase to one public improvement completed each year for the remainder of the consolidated plan period. No other changes were proposed under this amendment. Mr. Smith then presented the Annual Action Plan for FY2026-2027, focusing on the following programs and budgets:

- Purchase, Rehab, and Resale: \$500,000 Community Development Block Grant (CDBG) / \$767,278 HOME / \$205,119 match — goal of homes renovated and sold to low-to-moderate income households.
- Emergency Home Repair: \$40,000 CDBG — goal of 5 loans to low-to-moderate income homeowners.
- Own in Ogden Down Payment Assistance Program: \$500,000 HOME / \$100,000 match — goal of 50 down payment assistance loans to low-to-moderate income households.
- Infill Housing Program: \$72,883 HOME — goal of 2 projects, including 1 Community Housing Development Organization (CHDO) project.
- Target Area Public Improvements: \$1,786,943 CDBG — goal of at least 1 project in FY2027.
- Microenterprise Assistance: \$250,000 CDBG — goal of up to 10 microenterprises assisted.
- Small Business Loan Program: \$350,000 CDBG — goal of 4 jobs created or retained.
- Tenant Based Rental Assistance (TBRA): \$744,580 HOME ARP — goal of continuing to house 70 homeless persons.
- Administration: \$525,239 (combination of CDBG, HOME, and HOME ARP funds).

Council member Myers asked about the Tenant Based Rental Assistance program and whether income sources such as social security income (SSI) would factor into eligibility. Mr. Smith confirmed that all income is disclosed as part of the qualification process and that HUD defines the eligibility criteria, targeting individuals who are experiencing or at risk of homelessness with severely low incomes. Mr. Smith further clarified that while Ogden City is the grantee and receives the funds, the Ogden Housing Authority was selected through an RFP process to administer and manage the program on the City's behalf. The City monitors the Housing Authority for compliance and reconciles with HUD at the conclusion of the grant period.

Chair Hyer inquired whether the \$1,786,943 allocated to Target Area Public Improvements represented a single designated project resulting from Amendment #2. Mr. Smith confirmed that the amendment was connected to this funding but clarified that the goal of "1 project" represents the HUD-required minimum; the City intends to identify and fund additional neighborhood improvement projects as the scope is refined. No single project has been designated at this time.

Vice Chair Graf introduced in writing proposed Resolution 2026-3, entitled:

"A resolution of the Ogden City Council adopting the Annual Action Plan for the period July 1, 2026 through June 30, 2027, and directing that this document be submitted to the U.S. Department of Housing and Urban Development."

Vice Chair Graf introduced in writing proposed Resolution 2026-4, entitled:

"A resolution of the Ogden City Council adopting Amendment #2 to the Consolidated Plan for the period July 1, 2025 through June 30, 2030, and directing that this document be submitted to the U.S. Department of Housing and Urban Development."

Vice Chair Graf then opened the public hearing.

There being no persons appearing to be heard, **COUNCIL MEMBER MYERS MOVED THE PUBLIC HEARING BE CLOSED. MOTION WAS SECONDED BY COUNCIL MEMBER LUNDELL, ALL VOTING AYE. Council member Richey was not present when this vote was taken.**

ON A MOTION BY COUNCIL MEMBER MYERS AND SECONDED BY COUNCIL MEMBER LOPEZ, RESOLUTION 2026-3 WAS ADOPTED UPON THE FOLLOWING ROLL CALL VOTE: VOTING AYE – COUNCIL MEMBERS LOPEZ, LUNDELL, MYERS, WASHINGTON, VICE CHAIR GRAF, AND CHAIR HYER. VOTING NO – NONE. Council member Richey was not present when this vote was taken.

ON A MOTION BY COUNCIL MEMBER LUNDELL AND SECONDED BY CHAIR HYER, RESOLUTION 2026-4 WAS ADOPTED UPON THE FOLLOWING ROLL CALL VOTE: VOTING AYE – COUNCIL MEMBERS LOPEZ, LUNDELL, MYERS, WASHINGTON, VICE CHAIR GRAF, AND CHAIR HYER. VOTING NO – NONE. Council member Richey was not present when this vote was taken.

Public Comments

Emily Fox drew the Council's attention to a recent news article from Glenwood Springs, Colorado, in which that city's Planning and Zoning Commission voted 5-1 to revoke a special use permit for a U.S. Immigration and Customs Enforcement (ICE) facility, citing repeated violations of a 12-hour holding room limit. She acknowledged that revoking such a permit does not guarantee facility closure but argued it demonstrates that local governments can assert their values through available legal mechanisms. Ms. Fox also requested that the Council continue its conversation regarding a proposed data center in Box Elder County, citing significant potential impacts on the Great Salt Lake and, by extension, the Ogden area.

Laura Lewis expressed surprise upon learning that Ogden City is in a joint venture with Fisher Companies for a parking structure associated with the WonderBlock development. She stated she did not recall this arrangement being part of the original public approval process and asked the Council to clarify when and how it was authorized, and whether Council approval was

required.

Joshua Creek reported that he had met recently with the Ogden Chief of Police and Deputy Chief to discuss concerns about ICE activity and a holding facility operating in Ogden. He noted that the Chief acknowledged that aggressive federal immigration enforcement damages community trust and creates challenges for local law enforcement. Mr. Creek expressed concern that while the Chief relayed personal assurances from ICE that no one had been held overnight and that the holding area is too small for the level of detention described by residents, photographic and video evidence, as well as publicly available data, appear to contradict those assurances. He called on the Council to take independent action to verify facts, apply consistent oversight, and protect public trust with regard to the facility.

Travis Pate stated that a report for the Ogden Community Reinvestment Area (CRA) contains a misstatement that no new housing has been built since 1969, which he characterized as inaccurate given the substantial amount of housing constructed in and around Weber State University in recent decades. He argued that the CRA request may be flawed and should be held pending a more accurate housing study. He also raised concerns that Weber State is developing a hotel on campus adjacent to its event center, and that creation of a CRA supporting additional on-campus student housing could effectively create an insular, self-contained development contrary to Ogden's planning principles discouraging cities-within-cities.

Benjamin Cannon provided scale figures for the proposed data center, noting it would be approximately 2.4 times the physical size of all of Ogden, would consume an estimated six times the power of every household in Utah, and would use approximately 4.24 billion gallons of water annually, equivalent to the annual water needs of approximately 22 million people. He also cited projected natural gas consumption equivalent to emissions from 7.1 million vehicles. Mr. Cannon asked the Council to go on record declining to approve any data center development in Ogden until the full scope of environmental damages is known. He indicated he had additional ideas to share at a future date.

Frankie Ortega offered words of encouragement to the Council, reading a reflection on the costs of leadership, including the necessity of making difficult decisions, being disliked despite good intentions, and being misunderstood without opportunity to respond. He offered particular words of support and appreciation for Council member Lopez.

Isaiah Salazar echoed Mr. Ortega's sentiments, offering support for Council member Lopez, and shared that a group of community members and business owners meets on Thursday mornings and prays for the Council by name. He also briefly noted that the recent implementation of paid parking in the downtown area had affected his business on 25th Street and Washington, but that he had found a workable solution through an arrangement with Cache Valley Bank.

Mayor Comments

Chief Administrative Officer Mara Brown noted on behalf of the Mayor that he was unable to attend due to his daughter's state softball tournament. Ms. Brown then addressed Ms. Lewis's comments and confirmed that the joint venture structure between Ogden City and J. Fisher Companies was the original structure of the WonderBlock project and was approved by the Council as part of the bond approval for that project. In response to the comments about the ICE facility located in Ogden City, Ms. Brown acknowledged the Glenwood Springs situation and noted that even that city's own legal counsel indicated the permit revocation may not result in facility closure, due to the limited authority local government has over federal operations. She indicated this was consistent with the City's own evaluation and its current position of not changing the existing permit.

Council member Comments

Council member Washington further addressed Ms. Lewis's comments by directing the public to the publicly available "RDA WonderBlock LTDA Update Report" dated October 1, 2024, which details the timeline, structure, and amendments pertaining to the project. She noted that in 2020, the RDA Board approved a land transfer and development agreement with J. Fisher Companies, which was later replaced by a restated agreement approved in January 2023.

Chair Hyer added that he found it noteworthy that it was Glenwood Springs' planning commission—not its city council—that took action on the conditional use permit, consistent with how land use authority is structured. He acknowledged that even so, the action may not compel the facility to close. He thanked Mr. Ortega and Mr. Salazar for their kind sentiments and offering prayers on the Council's behalf.

Vice Chair Graf and Council member Washington addressed the data center topic. The Vice Chair indicated that Council leadership has been actively studying the issue following developments in Box Elder County and encouraged a measured approach, stating he did not feel comfortable taking a public position until the Council had more substantive information on water usage, power requirements, and related impacts. Council member Washington noted that the Council had recently voted to adopt a Community Clean Energy Program and emphasized it would be contradictory not to apply equal diligence to understanding the potential harms of data centers near or within the city. She also requested that Council leadership schedule an independent review of the data center issue during a future work session. Council member Lundell affirmed he appreciated the proactive approach and emphasized that Ogden's public comment process—including allowing comment as late as needed—contrasts favorably with what was observed in Box Elder County.

Council member Myers offered commendation to Mr. Smith and the City's housing team, reflecting on over 20 years of observing inner-city Ogden's housing transformation. He highlighted the significant improvements in downtown and East Central Ogden through affordable housing initiatives, infill projects, and neighborhood revitalization efforts.

Council member Lopez thanked attendees for their comments, acknowledged that the transition to paid parking downtown is a challenging adjustment for the community, and encouraged residents to reach out to her directly, affirming her accessibility and availability.

There being no further business to come before the Council, **COUNCIL MEMBER LUNDELL MOVED THE MEETING ADJOURN AT 6:38 P.M. MOTION WAS SECONDED BY COUNCIL MEMBER MYERS, ALL VOTING AYE. Council member Richey was not present when this vote was taken.**

JASON GOULD
DEPUTY CITY RECORDER

DAVE GRAF, VICE CHAIR

APPROVED: June 16, 2026