Minutes of the special meeting of the Ogden City Redevelopment Agency held on Tuesday, April 14, 2026 at 6:10 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
	Vice Chair	Dave Graf
	Board members	Flor Lopez
		Kevin Lundell
		Shaun Myers
		Ken Richey
		Alicia Washington

Board Administrator Glenn Symes
Board Deputy Administrator Steve Burton
Board Senior Policy Analyst Clint Yingling
Board Communications Director Brandon Garside
Board Communications Specialist Eric Davenport

Also present: Executive Director Benjamin K. Nadolski
Chief Administrative Officer Mara A. Brown
City Attorney Gary Williams
Community and Economic Development Executive Director Jared Johnson
Community and Economic Development Assistant Executive Director David Sawyer
Management Services Executive Director Lisa Stout
Fire Chief Mike Slater
Parking and Mobility Operations Coordinator Emil Vargason
Deputy City Recorder Jason Gould

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

A moment of silence was observed.

Approval of Minutes

Board member Lopez stated she had reviewed the minutes of the regular meeting of February 10, 2026 and found them to be accurate to the best of her recollection.

BOARD MEMBER LOPEZ THEN MOVED TO APPROVE THE MINUTES AS PRESENTED. MOTION WAS SECONDED BY BOARD MEMBER MYERS, ALL VOTING AYE.

Proposed Resolution 2026-1 approving and authorizing the Executive Director to execute a Land Transfer and Development Agreement with 600 Exchange Bldg., LLC for the redevelopment of land located at approximately 600 West Exchange Road

A memo from the Community and Economic Development Department regarding the proposed Exchange Building Land Transfer and Development Agreement (LTDA) came before the Board for consideration. The memo stated City Administration is proposing the Redevelopment Agency Board approves an LTDA with 600 Exchange Building, LLC., for the renovation and restoration of the Union Stock Exchange Building at 600 West Exchange Road. The proposed agreement would convey the building to the developer and provide an incentive of $1,000,000 of funding previously set aside for the building's maintenance. The developer, Fischer Regan Enterprises LLC., would perform the restoration work with GMRE, a nationally recognized defense contractor, expected to occupy the building with corporate offices. The Exchange Building is located within the Trackline Economic Development Area (EDA). The Trackline EDA was originally established in 2013 with an initial budget of just over $10 million for the period between 2013 and 2033. In 2017, the Redevelopment Agency Board approved a budget increase to just over $18 million and an extension of the collection period to 2045. The EDA was extended once again in 2021 to 2047 as part of the extension of seven redevelopment project areas impacted by the COVID pandemic. No tax increment financing money is proposed to be used as incentive for the Exchange Building LTDA.

Community and Economic Development Executive Director Johnson summarized the memo and used the aid of a PowerPoint presentation to provide a comprehensive overview of the proposed LTDA. He detailed the building's rich history, noting that it was designed by architect Leslie Hodgson and constructed in 1931 in Ogden's livestock trading area that was designated in 1892. He explained that the stockyards operated successfully until closure in the early 1970s, after which the building served various purposes including hosting a skating rink and other events. Mr. Johnson described the building's current deteriorating condition, explaining that it experiences daily break-ins despite ongoing security efforts by police and code enforcement. He noted particular safety concerns, including recent incidents with juveniles setting off fireworks from the roof. The building also has a significant bat population living in the exterior wall crevices, which the City has been working with specialists to address humanely. The presentation introduced GMRE, an aerospace and defense company seeking to relocate their corporate headquarters to Ogden. Mr. Johnson explained that GMRE would bring 60 jobs immediately with potential for growth, as they have outgrown their current location. He noted an interesting connection: GMRE President Parker Judd's grandfather used to trade livestock at the Exchange Building site decades ago. Mr. Johnson then introduced Thaine Fischer of Fischer Regan Enterprises (FRE) as the proposed developer, who would create 600 Exchange LLC for this project; Mr. Fischer has extensive experience renovating historic Leslie Hodgson buildings in Ogden, including the Monarch, Perry Apartments, and Utah Power and Light Company building. The proposed approach involves initial stabilization work, architectural rehabilitation to restore the exterior and entry to historic standards, and conversion to corporate offices for GMRE. Mr. Johnson explained that Mr. Fischer would purchase the building, complete the renovation work, and then lease it to GMRE with an option for GMRE to eventually purchase the property outright. The project timeline calls for conveyance within 30 days after building permits are obtained (estimated 120-180 days), with stabilization work beginning within 30 days of LTDA approval. The core and shell work would be completed within 18 months of closing. The City is requesting participation not to exceed $1 million from funds previously set aside for building stabilization. Mr. Johnson explained this approach would contribute to a finished product rather than temporary fixes that might later be removed during renovation. For a copy of Mr. Johnson’s presentation in its entirety, see the information packet for the meeting.

Board member Washington asked questions about the project, including clarification about the property being one contiguous 0.81-acre parcel rather than separate parcels as shown in earlier renderings. She inquired about the financial aspects, noting that the developer's application requested $1.1 million for Redevelopment Agency land and building plus $1.2 million in Redevelopment Agency funding gap, while the agreement caps City participation at $1 million. She also expressed concerns about the lack of a formal RFP evaluation process for this developer, unlike the previous Q Factor proposal that went through a committee evaluation with scoring criteria. Mr. Johnson explained this was structured as a sole negotiation since they had identified both a potential use and experienced developer, though they still required the developer to complete a standard application process. Board member Washington raised concerns about the possibility the developer may terminate the contract if structural conditions render the project economically infeasible, questioning whether this could lead to demolition by negligence claims against the City. She also asked about the possibility of dividing the parcel to allow the City to maintain ownership of the building while developing the remaining land separately.

Mr. Fischer addressed the Board, explaining this would be his fourth Leslie Hodgson building renovation project. He described how the opportunity developed over the past year through connections with GMRE, emphasizing that having an identified end user was critical for project feasibility. Mr. Fischer acknowledged the project's significant challenges but expressed confidence based on his experience with similar historic renovations. When asked by Board member Lundell about his decision not to respond to the original RFP, Mr. Fischer explained that previous attempts to make the building financially viable had failed due to uncertainty about rental rates, occupancy levels, and tenant types for that location. The partnership with GMRE, combined with the company's historical connection to the building and his commitment to historic preservation, created the right conditions for the project to move forward.

Board member Richey asked about potential public access to the renovated building. Mr. Fischer noted that while his objective would be to allow some public access as with his other buildings, GMRE's status as a defense contractor with security requirements would likely limit such access, though he believed the company would make efforts to accommodate public interest where possible.

Board member Myers inquired about the project timeline, learning that Mr. Fischer and GMRE had been developing their partnership for about nine months before approaching the City around Christmas. Mr. Fischer emphasized the importance of timing, particularly getting as much work completed before winter to prevent further deterioration.

Board member Washington asked what would happen if GMRE withdrew from the project. Mr. Fischer explained he would own a building with a mortgage and potential legal ramifications against the tenant but noted this was structured as a partnership where GMRE's involvement is integral to the financial viability.

Several Board members expressed support for moving forward, noting the building's critical condition and the rarity of such preservation opportunities. Board member Richey stated this appeared to be the last opportunity to save the building, while Vice Chair Graf emphasized the value of preserving the historic asset and generating tax revenue from currently non-productive property.

Chair Hyer reflected on the building's history and his relief at finding a viable preservation solution after believing the building was beyond saving. He expressed satisfaction with the arrangement and its benefits to taxpayers.

Chair Hyer introduced in writing proposed Resolution 2026-1, entitled:

> “A resolution of the Ogden City Redevelopment Agency Board approving and authorizing the Executive Director to execute a Land Transfer and Development Agreement with 600 Exchange Bldg, LLC for the redevelopment of land located at approximately 600 W Exchange Road, Ogden, Utah.”

Chair Hyer then called for public input regarding the proposal.

The Board received public input from several speakers:

Teresa Bramwell suggested alternative real estate arrangements including special warranty deeds, land leases (similar to those used in Hawaii and Colorado), and lot line adjustments to maintain public ownership while allowing development. She emphasized the building's historic significance as the primary asset worth preserving.

Glena B. expressed concerns over the financial aspects of the agreement and commented on an unrelated matter concerning issues with members of the Ogden Police Department.

Emily Fox, Laura Lewis, Jim Alvey, Kathie Darby, and Linda Sanchez expressed support for moving forward with the project, emphasizing the urgency of saving the building before it deteriorates further. Mr. Alvey, who has experience with historic building renovations, stressed the importance of having an actual plan with identified jobs rather than waiting for uncertain alternatives. Travis Pate suggested ensuring all requirements are met before issuing occupancy permits and including deed reconveyance provisions if work isn't completed within specified timeframes.

Tammy Creeger, representing Weber County Heritage Foundation, supported preserving the building but echoed concerns about retaining public ownership through lot line adjustments. She questioned the building's low appraised value and emphasized the importance of protecting community assets.

Angel Castillo, typically opposed to land giveaways, supported this specific project due to the building's irreplaceable historic value and immediate threat of collapse, while encouraging the Board to continue addressing broader process concerns for future projects.

Heath Satow emphasized the now-or-never nature of the opportunity and the benefits of increased property taxes and employment.

Amy Wicks, a former City Council member, reminded the Board about Ogden's demolition by neglect ordinance and the City's mixed track record with development partners, encouraging safety measures to ensure the project's completion.

There were no further persons appearing to be heard.

Board member Richey highlighted the building's precarious condition and the critical nature of this preservation opportunity, emphasizing that rejecting the proposal could mean the loss of the historic structure.

Vice Chair Graf spoke to the potential for preserving a valuable City asset and generating tax revenue.

Chair Hyer described a sense of relief at finding a viable solution for restoration after recent concerns that the building couldn't be saved.

Several Board members expressed optimism about the partnership with developer Thaine Fischer, acknowledging his proven track record with historic renovations in Ogden, and noted the declared intent from GMRE to bring new employment to the City, which adds further value to the project.

Board member Washington expressed her reservations, notably about the potential financial and legal implications if unforeseen issues arise, rendering the project infeasible. She advocated for delaying a decision on the proposal this evening to give Administration additional time to explore some of the suggestions provided by the public this evening.

Board member Lundell asked for a response from Administration to Board member Washington's concerns. Mr. Johnson clarified that prior to the conveyance of the property, a thorough assessment would be conducted to identify any potential issues that might make the project infeasible. This process was intended to ensure that any structural or financial challenges were addressed beforehand. Mr. Johnson deferred legal questions to City Attorney Gary Williams, who noted that the concept of demolition by neglect, typically referred to in City ordinances, did not pose a legal risk to the City, thereby addressing concerns regarding potential legal implications.

ON A MOTION BY BOARD MEMBER RICHEY AND SECONDED BY VICE CHAIR GRAF, RESOLUTION 2026-1 WAS ADOPTED UPON THE FOLLOWING ROLL CALL VOTE: VOTING AYE – BOARD MEMBERS LOPEZ, LUNDELL, MYERS, RICHEY, VICE CHAIR GRAF, AND CHAIR HYER. VOTING NO – BOARD MEMBER WASHINGTON.

Board member Washington declined to elaborate on her opposing vote beyond those concerns she had already discussed.

Executive Director Nadolski thanked Mr. Johnson for his extensive work on the project, noting the current Administration inherited numerous unfinished projects and had to rebuild several key staff positions while pursuing this complex preservation effort. He emphasized historic preservation as a priority for him and the Community and Economic Development Department, and he acknowledged the significant ongoing work required to complete the project successfully.

Public Comments

The Board received public comments on various topics:

- Paid Parking Management: Laura Lewis raised concerns about how the paid parking project has evolved from its original proposal, noting significant differences in fee structures and questioning how financial commitments will be met with lower fees. She asked for clarification about apparent subsidies for WonderBlock residents and employees that weren't part of the original proposal.
- Utah Renewables Communities Program: Multiple speakers addressed the renewable energy program. Jim Alvey compared the program to a problematic car purchase, arguing it contains too many red flags and suggesting people should opt out. Annie Dunaway expressed concerns about working within existing systems that concentrate ownership and limit independence, advocating for a comprehensive community sustainability plan before moving forward with individual programs. David Willis criticized the program for lacking a final written policy document, making it impossible to properly evaluate costs and impacts.
- ICE Holding Facility Inspection: Josh Creek followed up on previous concerns about the ICE facility, requesting the promised fire inspection and describing observed safety concerns including blocked exits and unsafe storage conditions. He provided broader context about similar facilities nationwide and their documented violations.
- Parking and Municipal Services: Hannah Wagner expressed concerns about paid parking costs in the current

economy, particularly questioning ADA parking time limits and the burden on taxpayers who already pay property and sales taxes. Travis Pate criticized the parking meter approach, suggesting alternative prepaid card systems and questioning credit card processing fees.

Emily Fox thanked the Board for allowing public comment and handling public feedback with grace, noting that she felt heard and had seen some of her previous concerns addressed.

Teresa Bramwell addressed the Board about redevelopment agreements and wanted to make it clear that she very much supports the Exchange Building project. She talked about how her life and property have been negatively impacted for over 25 years by what she believes is a failed development agreement at 25th Street and Monroe Boulevard.

Angel Castillo thanked the Board for approving the Exchange building agreement and thanked Board member Washington for asking thoughtful and deep questions about the details of the agreement and encouraged the Board to keep examining the details of the project as it goes forward.

Vice Chair Graf addressed several public comments, explaining that the URC program's $4 rate was set by the Public Service Commission after extensive professional analysis, not arbitrarily. He clarified that participating cities won't set rates—the Public Service Commission will. He noted the rate is front-loaded and expected to decrease over time and explained how the fee is divided among low-income assistance, Rocky Mountain Power administrative costs, and renewable infrastructure development.

Board member Richey addressed parking concerns, explaining the rollout focuses on highest-challenge areas like 25th Street during lunch hours while maintaining free alternatives nearby, including the parking garage and 2-hour free parking on 24th Street. He noted the implementation provides data to evaluate the program's effectiveness.

Board member Myers expressed interest in discussing credit card processing fees with Travis Pate, clarifying that his business experience involves paying "discount fees" to accept credit card payments rather than receiving discounts.

Executive Director Comments

Executive Director Nadolski provided updates on several topics. Regarding the Utah Renewables Communities program, he acknowledged ongoing concerns about certainty while noting the $4 monthly cost is more reasonable than previously discussed amounts. He expressed frustration that the fee primarily supports administrative costs for an agency that should manage the program themselves. He then addressed criticism of the URC program, noting he's encountered an ecosystem of organizations that appear as policy experts but function as political arms, creating misleading narratives. He appreciated hearing contrary information and encouraged continued public input. Regarding paid parking, Executive Director Nadolski explained this was an inherited project that he previously opposed as a Council member. He noted many businesses support the program, though they're not vocal about it. The current proposal has changed significantly based on business feedback, particularly regarding employee parking concerns, which shifted the City's approach and caused project delays. He invited input from Management Services Director Stout, who provided additional details about WonderBlock's $4 million annual debt burden and confirmed the paid parking system was part of bond covenants. She explained that Americans with Disabilities Act (ADA) parking stalls would receive tickets rather than towing for violations and noted that on-street ADA stalls require exceptions since they make parking non-uniform.

At the request of Executive Director Nadolski, Fire Chief Slater then reported on the requested ICE facility inspection, confirming his department completed a comprehensive fire safety inspection of the entire building. The inspection found only minor infractions typical of any business inspection, with property owners given standard 14-day notice to address issues. Chief Slater emphasized the inspection was conducted to the same standards applied to all businesses.

Board member Comments

The meeting concluded with discussion about the URC program and plans to schedule additional work sessions to discuss the matter, including bringing in Ogden's Sustainability Coordinator and potentially Summit County representatives for additional information.

There being no further business to come before the Agency, **BOARD MEMBER MYERS MOVED THE MEETING ADJOURN AT 8:43 P.M. MOTION WAS SECONDED BY BOARD MEMBER LUNDELL, ALL VOTING AYE.**

JASON GOULD
DEPUTY CITY RECORDER

RICHARD A. HYER, CHAIR

APPROVED: June 16, 2026