

Minutes of the special meeting of the Ogden City Redevelopment Agency held on Tuesday, June 2, 2026, at 9:05 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 (via Zoom)

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

Also present: Executive Director Benjamin K. Nadolski
Chief Administrative Officer Mara A. Brown
City Attorney Gary Williams
Management Services Executive Director Lisa Stout
Finance Director Justin Sorensen
Community and Economic Development Executive Director Jared Johnson
Community and Economic Development Assistant Executive Director David Sawyer
City Engineer/Deputy CAO Taylor Nielsen
Chief Deputy Recorder Lee Ann Peterson

Proposed Resolution 2026-2 adopting the budget for the Redevelopment Agency for Fiscal Year 2026-2027

A memo from the Community and Economic Development Department regarding the Redevelopment Agency (RDA) Fiscal Year (FY) 2026-2027 budget came before the Board for consideration. The memo stated the RDA Board will consider adopting the proposed budget after holding a public hearing.

Board Administrator Symes summarized the memo and stated provided background context on the RDA, noting it was created in 1969, is governed primarily by Utah Code Section 17C, and is staffed by Community and Economic Development personnel. The Council members serve as the RDA Board and the Mayor serves as Executive Director. Mr. Symes explained that the RDA's revenue is derived primarily from property tax increment, BDO lease revenue, interfund and interagency transfers, and interest income. He noted the budget is organized into three sections: Administration, District Budgets, and the Housing Fund. Mr. Symes drew particular attention to the apparent jump in the RDA Housing Fund — from approximately \$1.2 million in FY26 to \$2.5 million in FY27 — clarifying that this increase was largely a sequencing artifact. The Quality Neighborhoods Initiative funding of \$1 million was advanced into FY25, resulting in no corresponding appropriation in FY26. Had the funding been sequenced as originally planned, the FY26 Housing Fund total would have been approximately \$2.2 million, making the increase to \$2.5 million a much more modest 5.38 percent rather than the apparent 11 percent jump. The overall district budget reflected a modest increase of approximately 3.6 percent, or just under \$550,000. Mr. Symes also highlighted notable transfers within the budget, including:

- \$780,000 for the Union Station land purchase (continuing for a few more years)
- \$300,000 interfund loan repayment for the CBD District (final payment)
- \$350,000 for the St. Anne's property (final payment)
- \$2,100,000 for the Continental RDA/WonderBlock development joint venture (RDA portion only, separate from the parking structure)
- \$1,000,000 for the Quality Neighborhoods Initiative

Mr. Symes noted that the Continental RDA transfer is slightly less than the full debt service payment, as accrued bond interest earnings are being applied to offset a portion of the payment.

Chair Hyer introduced in writing proposed Resolution 2026-2, entitled:

“A resolution of the Board of Directors of the Ogden City Redevelopment Agency adopting the annual budget for Fiscal Year 2026-2027 as required by Section 17C-1-6-1.5, Utah Code Annotated, 1953.

Chair Hyer then opened the public hearing.

There being no persons appearing to be heard, **BOARD MEMBER RICHEY MOVED THE PUBLIC HEARING BE CLOSED. MOTION WAS SECONDED BY VICE CHAIR GRAF, ALL VOTING AYE.**

ON A MOTION BY BOARD MEMBER RICHEY AND SECONDED BY VICE CHAIR GRAF, RESOLUTION 2026-2 WAS ADOPTED UPON THE FOLLOWING ROLL CALL VOTE: VOTING AYE – BOARD MEMBERS LOPEZ, LUNDELL, MYERS, RICHEY, WASHINGTON, VICE CHAIR GRAF, AND CHAIR HYER. VOTING NO – NONE.

Proposed Resolution 2026-4 renewing and updating the Quality Neighborhoods Initiative for Fiscal Years 2027-2031 to implement a citywide, needs-based framework for neighborhood stabilization, housing preservation, neighborhood infrastructure investment, and regional housing coordination

A memo from the Community and Economic Development Department regarding the proposed Quality Neighborhoods Initiative (QNI) came before the Board for consideration. The memo stated Administration is requesting approval of an RDA resolution renewing the QNI for Fiscal Years (FY) 2027 through 2031. Originally adopted in 2015, the QNI established a coordinated initiative intended to support neighborhood stabilization and reinvestment through housing, redevelopment, infrastructure, public safety, and community development efforts. The proposed renewal updates the Initiative to address current citywide challenges, including aging housing stock, deferred infrastructure needs, housing affordability pressures, and neighborhood livability concerns. The FY27–FY31 proposal shifts from focusing primarily on specific neighborhoods to a broader citywide approach focused on housing preservation, infrastructure improvements, public safety coordination, and regional collaboration. The proposed RDA resolution reflects the RDA’s continued involvement in implementation of the Initiative, including the proposed FY27 budget allocation of \$1,000,000 in BDO lease revenue to the RDA housing fund for eligible housing and neighborhood stabilization projects. This funding structure has been used in prior iterations of the Initiative and is identified in the proposed resolution as additional funding supporting implementation of the Initiative annually.

Community Development Director Smith summarized the memo and noted that his presentation on this item was identical to the one delivered earlier in the regular City Council meeting and offered to proceed again or simply answer questions. The Board elected to forgo a repeat of the full presentation and move directly to action, referencing the prior discussion as the record for this item.

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

“A resolution of the Ogden City Redevelopment Agency renewing and updating the Quality Neighborhoods Initiative for Fiscal Years 2027–2031 to implement a Citywide, needs-based framework for neighborhood stabilization, housing preservation, neighborhood infrastructure investment, and regional housing coordination.”

ON A MOTION BY BOARD MEMBER MYERS AND SECONDED BY BOARD MEMBER RICHEY, RESOLUTION 2026-4 WAS ADOPTED UPON THE FOLLOWING ROLL CALL VOTE: VOTING AYE – BOARD MEMBERS LOPEZ, LUNDELL, MYERS, RICHEY, WASHINGTON, VICE CHAIR GRAF, AND CHAIR HYER. VOTING NO – NONE.

Executive Director Comments

There were no comments made by the Executive Director.

Board member Comments

There were no additional Board member comments.

There being no further business to come before the Agency, **BOARD MEMBER RICHEY MOVED THE MEETING ADJOURN AT 9:14 P.M. MOTION WAS SECONDED BY BOARD MEMBER LUNDELL, ALL VOTING AYE.**

LEE ANN PETERSON, MMC
CHIEF DEPUTY CITY RECORDER

RICHARD A. HYER, CHAIR

APPROVED: September 8, 2026