

Minutes of the joint work session of the Ogden City Council, also acting as the Redevelopment Agency, held on Tuesday, July 14, 2026 at 4:00 p.m., in the Council Work Room, 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
Council members	Flor Lopez
	Kevin Lundell
	Shaun Myers
	Ken Richey
	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

Also present:

Chief Administrative Officer Taylor Nielsen
Management Services Executive Director Lisa Stout
Accounting and Budget Director Justin Sorensen
Community and Economic Development Executive Director Jared Johnson
Community and Economic Development Assistant Executive Director David Sawyer
Economic Development Director Eric Gibson
Neighborhood Development Director Jeremy Smith
Public Services Executive Director Justin Anderson
Public Services Assistant Executive Director Edd Bridge
Parks, Cemetery, and Trails Director Monte Stewart
Museum Administrator Hope Eggett
Deputy City Recorder Jason Gould

The purpose of the Joint Work Session was to review the agenda for the Special City Council and Redevelopment Agency meetings scheduled to begin at 6:00 p.m.; discuss proposed Union Station Neighborhood Project Cost-Sharing Agreement; discuss proposed Fiscal Year 2026-2027 Budget Amendment – Future Park Property Reserve; discuss proposed Resolution Adopting Fair and Transparent Methods to Fill Midterm Council Vacancy; discuss Council/Board Business; and hear Council/Board Comments.

Agenda Review

Chair Hyer and members of Council staff reviewed the items listed on the agenda for the City Council meeting scheduled to begin at 6:00 p.m.

Proposed Union Station Neighborhood Project Cost-Sharing Agreement

Chief Administrative Officer Nielsen introduced the item and provided context, noting that Union Station represents a critically important piece of downtown Ogden's heritage and future. A short promotional video was played highlighting the Union Station neighborhood vision.

Community and Economic Development Assistant Executive Director Sawyer led the presentation. Mr. Sawyer reflected on the building's 100th anniversary celebration in November 2024 and framed the overall project as a generational stewardship responsibility. He outlined the project's scope as encompassing approximately 30 acres north and south of the Union Station building, including a central 8.5-acre south parcel largely owned by the City and a north parcel largely owned by UTA. Mr. Sawyer walked through seven years of project milestones, beginning with the 2019 community engagement process that informed the Make Ogden Plan, adopted in 2020. He described subsequent milestones including UTA partnership alignment in 2021, the development of a campus master plan and issuance of a Request for Proposals in 2022, and the ongoing community engagement and preferred vision refinement process from 2023 through early 2026. He also noted that during this period the City negotiated the purchase of the Union Pacific-owned parcel underlying the Union Station building for \$4.2 million, to be paid over five years, with the fourth payment having been made the prior week. The preferred neighborhood vision was described as a walkable, transit-oriented mixed-use neighborhood centered on Union Station. Key elements include restoration of the Union Station building and the Browning Theater, an expanded train display, the return of FrontRunner passenger rail service to the station, structured parking, a hotel and convention facility, residential development, green space, a pedestrian paseo, and a trail connection

extending northward. Mr. Sawyer described a long-term vision of Union Station serving as a true intermodal hub for Northern Utah, with potential connections to advanced air mobility and enhanced regional bus service.

Council member discussion touched on several topics; Chair Hyer asked how residential development would interact with the broader activity on the campus. Mr. Sawyer noted that various ownership and lease models are under consideration, including a Business Depot Ogden-style model where the City retains property ownership while a private developer constructs and operates buildings, with the City receiving a share of lease or property value proceeds. Specific details would be defined in the future master development partnership agreement.

Council member Myers asked about UTA's role given that the preferred plan requires relocating their existing parking facilities. Mr. Sawyer confirmed UTA is a full partner in the project and participates in bi-weekly project meetings but emphasized that phasing is complex — UTA would not move the FrontRunner platform until replacement parking is in place and their customers can be served as well or better than today.

Council member Washington asked about the project partners listed on the promotional materials, specifically Mortenson Construction and 47G (Utah Aerospace and Defense). Mr. Sawyer explained that Mortenson's role is as an experienced construction firm, having provided early cost estimates for items such as the laundry building restoration, and that they have relevant museum construction experience nationally. He clarified that 47G is not a formal member of the Exclusive Negotiation Agreement (ENA) team but is an informal collaborator on advanced air mobility and economic development initiatives. Council member Washington also inquired about the current zoning of the campus properties and whether a historic overlay extension was planned. Mr. Sawyer deferred to Mr. Nielsen and Mr. Symes on the zoning question.

Mr. Nielsen explained that simply extending the H25 historic zoning from 25th Street to the campus would be problematic, as that designation permits buildings to be placed directly in front of Union Station — contrary to the project's preservation intent. The preferred approach is a custom overlay zone incorporating design guidelines, which would go through Planning Commission and Landmarks Commission review. He emphasized that the most important priority throughout the project is preserving the look and integrity of the Union Station building itself. Mr. Symes confirmed the campus is currently zoned C-MU (Commercial Mixed Use), which was established in the 2023 zoning update.

Regarding the Cost-Sharing Agreement specifically, Mr. Sawyer noted that after consultation with Mr. Symes and the City's legal team, it was determined that the agreement — which memorializes the existing pre-development cost-sharing arrangement between the City, UTA, and development partners under the ENA — did not require formal Council or Redevelopment Agency Board action. It is an administrative matter to be executed by the Redevelopment Agency Executive Director. The item was therefore removed from the action agenda and presented as an informational update only. The current ENA team consists of UTA, Design Workshop, Mortenson, and J. Fisher Companies; McQuinney previously participated but withdrew from the project approximately one year ago.

Council member Lundell requested a copy of the original RFP for the Council's reference, and Mr. Sawyer agreed to provide it. Mr. Sawyer indicated that the master planning process is expected to continue through 2026–2027, with formal actions and requests for Council and Redevelopment Agency Board adoption anticipated within the next two years. He noted that pre-development activities being undertaken include ALTA surveys, geotechnical studies, parking studies, market analyses, environmental studies, and an economic impact analysis, the latter intended to support an application for a Housing and Transit Reinvestment Zone (HTRZ) designation to capture incremental property value increases for reinvestment in infrastructure.

Proposed Fiscal Year 2026-2027 Budget Amendment – Future Park Property Reserve

Accounting and Budget Director Sorensen introduced the item and was joined by Neighborhood Development Director Smith and Parks, Cemetery, and Trails Director Stewart. Mr. Sorensen provided a history of the Future Park Property Reserve, which was first established by the City Council in FY2023 with a \$3 million appropriation from the General Fund balance. To date, funds from that account have been used to acquire four properties: 625 Grant Avenue (\$955,000), 497 Grant Avenue (\$300,000), 253 4th Street (\$400,000), and 600 South Lincoln (\$600,000), the latter three in support of the 4th Street ballpark area vision. Approximately \$10,000 in earnest money and survey costs had also been expended related to the Taylor Canyon property. The remaining balance in the account is just under \$700,000. During the FY2027 budget process, the Administration had proposed adding an additional \$700,000 to the reserve. In the final budget adoption, those funds were held in a Council-designated account for future appropriation within the CIP Fund. The proposed budget amendment would transfer those funds from the Council's allocation account into the Future Park Property Reserve. Mr. Sorensen emphasized that this is a reallocation between departments with no net fiscal impact, it does not represent new spending. Mr. Smith provided an update on the Taylor Canyon property acquisition. Following a recent survey, the purchasable parcel (Parcel A) was determined to be 1.19 acres at an agreed price of \$8.42 per square foot, for a total of approximately \$700,000. This parcel encompasses the park and playground area up to the sidewalk that bisects the former school property. The closing would occur upon approval of the funding and completion of the subdivision recordation process.

Council member discussion centered on the rationale for moving the full \$700,000 into the reserve at this time rather than appropriating only what is needed for the Taylor Canyon purchase.

Council member Lundell expressed concern about losing a Council checkpoint over future expenditures, noting that moving the full amount into the reserve would allow the Administration to act on future purchases without returning to the Council. Mr. Sorensen acknowledged this concern and noted the Council could choose to appropriate a lesser amount, but doing so would require a future budget opening before any additional opportunity could be acted upon, which could result in missed time-sensitive acquisitions — as had occurred with the residential properties near 4th Street. Mr. Smith confirmed that additional

opportunities around the 4th Street / Forestry Park area are actively being evaluated, though no specific parcels are yet identified. Council member Myers expressed confidence in the Administration's track record of responsible park property purchases. Chair Hyer noted that the broader Forestry Park vision has been a topic of ongoing Council discussion and that this appropriation is consistent with previously articulated goals.

Mr. Sorensen noted that the next available Council meeting for formal action on this budget amendment would be August 4th.

Mr. Stewart provided a cost analysis of the Taylor Canyon parcel for Council reference. Basic annual maintenance costs for the 1.19-acre site — including mowing, edging, chemical treatment, and water — were estimated based on comparable parks. He noted several unknown factors, particularly with the irrigation system, which was part of the larger former school property and includes aging galvanized and PVC lines that would likely require significant upgrades. Other near-term needs include seal coating of the existing asphalt basketball courts, overseeding and top-dressing of the turf, and minor sidewalk repairs. Mr. Stewart also provided estimates for optional future amenities such as benches, picnic tables, a weather-based irrigation controller, playground replacement, a small restroom facility, and a pavilion, noting that no decisions on those items had been made.

Proposed Resolution Adopting Fair and Transparent Methods to Fill Midterm Council Vacancy

Council Executive Director Symes presented the proposed resolution, which is required by state code prior to the meeting where Council vacancy interviews take place. He noted that a letter of resignation was received from Council member Myers on July 1, triggering the statutory 30-day replacement process. The application period opened July 6 and closes July 15 at 5:00 p.m. Interviews are scheduled for the following Tuesday, with the vacancy becoming effective July 31, and the newly appointed member taking office August 1. Mr. Symes explained that state code requires the Council to adopt — before conducting interviews — a resolution establishing a fair and transparent method to resolve specific tie scenarios that may arise during the appointment vote. The resolution addresses three contingency scenarios: If no candidate receives a majority of votes (at least four), but two candidates can be clearly identified as the top vote-getters, those two advance to a runoff. If only one candidate is clearly identified as a top vote-getter and others are tied for second, the tied candidates' names are placed into a bowl and one name is drawn by lot — as expressly required by state code — to join the top candidate in the runoff. If there is a three-way or greater tie with no clear top candidate, two names are drawn by lot to advance. In the runoff, each of the two finalists would be re-interviewed with a separate set of questions and given five minutes to respond, followed by a roll call vote. If neither finalist receives a majority, the matter is resolved by coin toss — a mechanism prescribed by state code. Mr. Symes noted that Salt Lake City recently experienced this scenario, with a Council appointment ultimately decided by coin toss following a 3-3 tie.

Council member Lundell had previously inquired whether a ranked choice voting alternative was possible; Mr. Symes confirmed it was not, as state code specifically requires resolution by lot.

No further questions were raised, and the resolution was noted for formal consideration at the Special Meeting.

Council/Board Business

Exchange Building Update: Community and Economic Development Executive Director Johnson provided a positive update on the Exchange Building rehabilitation project. Since the Council's spring approval of a proposed process, the developer/contractor has cleared the site, preserved salvaged stone and brick elements on pallets for reinstallation, and cleaned out the building interior. Design work is underway with architects engaged, and structural engineering assessments of the columns have returned encouraging results, with only one basement beam identified as potentially problematic — and likely remediable. Mr. Johnson noted that staff has been working to update the Memorandum of Agreement (MOA), coordinating with the State Historic Preservation Office (SHPO), Preservation Utah, and the Weber County Heritage Foundation, the latter of which participated in a site tour on June 29th. A draft MOA addendum has been prepared and is being circulated. Additional steps underway include title commitment work and a refreshed ALTA survey.

Council member Washington inquired about the bat colony previously identified at the building. Mr. Johnson confirmed the bats remain on site and described the non-lethal exclusion methods that would be employed during the brick repointing phase — specifically one-way screening funnels that allow bats to exit but not re-enter, naturally encouraging relocation.

Forest Service Building Update: Mr. Johnson reported improved momentum on the Forest Service Building project. The Giv Group, selected through the prior RFP process, has re-engaged in active planning and is working toward a draft Lease with Option to Purchase agreement (LTOA) that would transfer carrying costs from the City to the developer prior to acquisition. The Giv Group is also in discussions with Weber State University regarding activation of the lower floors. Mr. Johnson noted that the Giv Group has a four-building development concept in the area, having also acquired the apartment building directly south of the Forest Service Building, vacant land to the east along Porter Avenue and 25th Street, and a property at the corner of Adams Avenue and 26th Street. A formal agreement is expected to come before the Council in the near future.

Union Station Building Conditions Update: Mr. Johnson provided an additional update on the physical condition of the Union Station building itself, noting several significant maintenance and structural concerns being addressed concurrently with the neighborhood planning work. These include seismic connection deficiencies identified by a structural engineer, recurring basement flooding, replacement of the main electrical disconnect panel and transformer (which were near failure and dangerously close to rising water levels), and HVAC system failures affecting approximately half of the building's units. Mr. Johnson also noted that the main boiler has failed and that the ability to supply heat in the coming winter is uncertain. Staff is actively working through design solutions for these systems.

Council/Board Comments

There were no additional Council/Board comments.

The meeting adjourned at 5:49 p.m.

JASON GOULD
DEPUTY CITY RECORDER

RICHARD A. HYER, CHAIR

APPROVED: September 1, 2026