



Ogden City

Redevelopment Agency Special Meeting Agenda

August 25, 2015 – 6:00 p.m.

City Council Chambers

Municipal Building – Third Floor

2549 Washington Boulevard, Ogden, Utah 84401

1. Roll call.
2. Pledge of Allegiance.
3. Moment of Silence.
4. Approval of Minutes (*voice vote*):
 - a. Regular meeting of May 12, 2015 – *Board member Gochnour*
 - b. Joint study session of May 12, 2015, work session of May 26, 2015 and special meeting of June 2, 2015 – *Board member Garner*
 - c. Closed executive session of June 9, 2015 – *Board member Blair*
 - d. Closed executive session of July 7, 2015 – *Board member Wicks*
 - e. Special meeting of July 7, 2015 – *Board member Stephens*
5. Reports from Administration:
 - a. **Kiesel Community Development Draft Project Area Plan.** Proposed Resolution 2015-12 approving and adopting the draft Community Development Project Area Plan and Budget. (*Set/not set public hearing for September 22, 2015 – voice vote*)
6. Public Comments. This is an opportunity to address the Board regarding your concerns or ideas for the Ogden Redevelopment Agency (RDA). Please state your name and address clearly for the record and limit your comments to three minutes.
7. Comments:
 - a. RDA Executive Director.
 - b. Board members.
8. **Closed Executive Session.** Consideration of adjourning into a Closed Executive Session pursuant to one or more of the provisions of Section 52-4-205(1) of the Open and Public Meetings Law:
 - a. Discussion of the character, professional competence, or physical or mental health of an individual
 - b. Strategy session to discuss collective bargaining
 - c. Strategy session to discuss pending or reasonably imminent litigation
 - d. Strategy session to discuss the purchase, exchange, or lease of real property
 - e. Strategy session to discuss the sale of real property
 - f. Discussion regarding deployment of security personnel, devices, or systems
 - g. Investigative proceedings regarding allegations of criminal misconduct.
(*Adjourn/not adjourn into closed session – roll call vote*)
9. Adjournment.

REMINDER: A City Council work session will be held in the Council Work Room immediately following the Special Redevelopment Agency meeting. The purpose of the work session is to receive information on and discuss the following:

- 2015 Weber County Pre-disaster Mitigation Plan;
- Annexation petition for property located at 2863 South 1250 West;
- Annexation petition for property located at 1438 West 3300 South; and
- Council business.

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In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for this meeting should contact the Management Services Department at 629-8701 (TDD # 629-8949) or by email: ADACompliance@ci.ogden.ut.us at least 48 hours in advance of the meeting.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and/or agenda was posted in three public places within the Ogden City Limits on this 21st day of August, 2015. These public places being: 1) City Recorder's Office on the 2nd floor of the Municipal Building; 2) 2nd floor foyer of the Municipal Building; and 3) the Weber County Library. A copy was posted to the Utah State Public Notice Website and the Ogden City Website, as well as provided to the Standard-Examiner.

TRACY HANSEN, MMC
OGDEN CITY RECORDER

Visit the City Council Meetings page at: councilmeetings.ogdencity.com
Redevelopment Agency Agenda Information – 801-629-8159



Redevelopment Agency Meeting BOARD STAFF REVIEW

PROPOSED KIESEL COMMUNITY DEVELOPMENT PROJECT AREA (Kiesel To Wall/24th To 25th Streets)

- Set Public Hearing on Draft Project Area Plan

DETERMINATION **Set or Not Set Public Hearing for September 22, 2015**

Executive

Summary

The Board will consider setting a public hearing on a Resolution adopting a Project Area Plan for the Kiesel Community Development Area (CDA). Property Owners and other taxing entities will receive direct notification of the public hearing. The Draft Project Area Plan is available for review and comment in the City offices.

Background

June 17, 2015

The Board Office received a Transmittal requesting authorization to draft a Community Development Area Project Plan for an area located between Kiesel and Wall Avenues and 23rd and 25th Streets.

June 22, 2015

At the suggestion of Council staff, the recommended project area was expanded to include properties north of 24th Street.

July 7, 2015

The RDA Board held a work session to review and discuss the Administration's proposal for the Kiesel CDA.

July 28, 2015

The Board adopted Resolution 2015-10 authorizing the Administration to develop a Draft Project Area Plan for the Kiesel CDA.



Redevelopment Agency Meeting

BOARD STAFF REVIEW

Community Economic Development Area Process

The creation of a Community Development Area is regulated by state law. Utah Code Ann. § 17C- Limited Purpose Local Government Entities - Community Development and Renewal Agencies Act, Chapter 4-Community Development, outlines the notice requirements and approvals that must occur in order to establish a Community Development Area (CDA). The statutory requirements are as follows:

1. Adopt a Resolution authorizing the creation of a draft community development project area plan
2. Prepare a Draft Plan. Conduct investigations and negotiations regarding the project area plan, if necessary.
 - a. Make the Draft Plan available to the public.
 - b. Provide notice of a hearing on the Draft Plan.
 - c. Hold a public hearing on the Draft Plan.
 - d. Receive written and oral objections to the Draft Plan and budget.
3. Approve a Community Development Plan with or without amendments.
4. City Council adopts Community Development Plan.

Plan Requirements

The Community Development Plan must meet the following criteria:

1. Define the boundaries of the project area.
2. Explain how the CDA will affect the area.
3. Establish standards that will guide the economic development.
4. Identify how the purposes of a CDA will be met.
5. Show consistency with City's General Plan.
6. Describe any specific projects that are the object of the proposed CDA.
7. Identify private developers involved.
8. Describe reasons for selection of the project area.
9. Describe the physical, social, and economic conditions existing in the project area.
10. Describe any tax incentives offered.



Redevelopment Agency Meeting BOARD STAFF REVIEW

11. Include analysis showing the anticipated public benefits to be derived:
 - a. Impact on tax base
 - b. Stimulation of business and economic activity
12. Include other information determined to be necessary.

CS Note: By state law CDA's do not include eminent domain authorization.

Taxing Entity Committee

If the CDA requires tax increment or sales tax revenues from one or more taxing entities, the Agency must negotiate with each separate entity. Authorization to receive tax increment or sales tax can be authorized either by a resolution of the TEC or interlocal agreement(s) with each taxing entities.

Proposal

The Administration is requesting that the Board set a public hearing on the Kiesel Community Development Area Draft Plan for September 22, 2015. Property owners and other taxing entities in the Project Area have been sent individual notices (a copy is attached).

The Draft EDA Plan and Budget is summarized as follows:

Kiesel Community Development Project Area Draft Plan

Introduction – Kiesel CDA located between Kiesel and Wall Avenues and 24th and 25th Streets.

- Kiesel CDS – Approximately 39 acres
- Numerous historic buildings
- Numerous commercial, retail and recreational uses

Section 1 *Definitions*

Section 2 *Preconditions for Designating a CDA Project Area*

- Prepare Project Area Plan
- Have a Planning Commission and General Plan



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BOARD STAFF REVIEW

- Make Draft Project Area Plan available for public comment and hold a public hearing

Section 3 *Legal Description*

Section 4 *Project Area Characteristics*

- Land Uses
 - Central Business District zone uses
 - Continuation of existing businesses
 - Redevelopment of historic buildings
 - Additional parking
- Layout of Principal Streets in the Project Area
 - Possible intersection improvements
 - Possible implementation of access management policies to enhance flow, mobility, and traffic capacity
- Population Densities in Project Area
 - Increased residential units with Plan implementation
 - Continuation of existing retail, hospitality and commercial and recreational properties

Section 5 *Standards to Guide the Kiesel CDA*

- Development Objectives
 - Promote the area, enhance economic health of the community, increase City's commercial tax base
 - Encourage development and expanded economic activity
 - Promote and expand functional infrastructure
 - Promote attractive buildings, streetscapes, parking and landscaping
 - Coordinate and promote improved transit



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- Design Objectives
 - Implement applicable elements of the General Plan, ordinances, building codes, and design standards
 - Provide attractive environment
 - Blend with adjoining areas
 - Provide open space and landscaped areas
 - Provide well designed parking
 - Provide safe, attractive pedestrian features

Section 6 *How the Purposes of the State Law Would Be Attained by Community Development*

- Provides public infrastructure that encourages and promotes additional development activities
- Provides employment opportunities and additional development activities (residential, commercial, etc.,)
- Encourages development of vacant land and redevelopment of existing structures

Section 7 *How the Plan is Consistent with the City's General Plan*

- Encourages development
- Expands and diversifies the local economy
- Revitalizes older business areas
- Raises the standard of living in a business friendly environment
- Continues the mixed-use nature of the area

Section 8 *Description of the Specific Projects that are the Object of the Proposed Community Development*

- Restoration of the Kiesel Building
- Restoration of the Berthana Building
- Restoration of the Thorstensen and Proudfit Buildings
- Enhancement of the Old Post Office



Redevelopment Agency Meeting

BOARD STAFF REVIEW

- Construction of additional public parking
- Attraction of new business

Section 9 *Ways in Which Private Developers Will be Selected to Undertake the Community Development*

- Selection of Private Developers
 - Property Owners
 - Non-owners
 - Private negotiation
 - Public advertisement, bid, etc.
 - Developers Currently Involved
 - Continued support

Section 10 *Reasons for Selection of the Kiesel CDA*

- Opportunity to significantly strengthen economic base
- Encourage mixed use of properties
- Area needs assistance for redevelopment to occur
- Development is important to overall vitality of the City
- Furthers other goals of the City
- Opportunity to begin a public/private partnership

Section 11 *Description of the Physical, Social and Economic Conditions Existing in the Kiesel CDA*

- Physical Conditions
 - Approximately 39 acres, including public streets
 - Historic buildings
 - Lindquist Ball Field
 - Easily accessible
- Social Conditions
 - No unusual conditions



Redevelopment Agency Meeting

BOARD STAFF REVIEW

- Economic Conditions
 - Previously economically underperforming area
 - Great opportunity for redevelopment

Section 12 *Description of any Tax Incentives Offered to Private Entities for Facilities Located in the Kiesel CDA*

- Available tax increment incentives will be offered

Section 13 *Analysis of the Anticipated Public Benefit to be Derived for the Community Development*

- Increased tax base over time
- Increased business and economic activity

Appendix A *Map of Kiesel CDA*

Appendix B *Land Use Map – Kiesel CDA*

Appendix C *Weber County Tax Serial Numbers*

Appendix D *Economic Benefit Analysis*

Appendix E *Project Area Budget*

Attachments

Notice to Property Owners and Other Taxing Entities

Questions

1. Please explain the Administration's reason for identifying the specific area for a CDA.
2. Please review the Draft Project Area Plan.
3. What are the Administration's goals for the proposed CDA?
4. Has the Administration made contact with the various taxing entities to discuss the proposal?

Board Staff Contact: Janene Eller-Smith, (801)629-8165

NOTICE OF PUBLIC HEARING ON PROPOSED KIESEL COMMUNITY DEVELOPMENT
PROJECT AREA PLAN AND ON THE PROPOSED KIESEL COMMUNITY
DEVELOPMENT PROJECT AREA BUDGET
(Ogden City Redevelopment Agency)

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Sections 17C-4-401 and 402, Utah Code Annotated 1953, as amended, that the Board of Directors of the Ogden City Redevelopment Agency (the “Agency”) have scheduled a public hearing on **Tuesday, September 22, 2015 at 6:00 p.m.** or as soon thereafter as reasonably feasible and completion of prior Ogden City Council business allows, in the Ogden City Council Chambers, Ogden City Municipal Building, 2549 Washington Blvd., Ogden, Utah. Property owners are receiving this notice because they are either the record owners or known owners of a parcel of land which is located within the boundaries of the proposed Kiesel Community Development Project Area (the “Project Area”). This notice is sent to certain taxing entities because they have the right to levy an ad valorem tax on the property located within the Project Area.

PURPOSES OF THE PUBLIC HEARING

The purposes of the public hearing, as required by Sections 17C-4-102(a)(d) and 17C-4-204(1), Utah Code Annotated 1953, as amended, will be to:

(1) allow public comment on the draft proposed Kiesel Community Development Project Area Plan (the “Project Area Plan” or “Plan”) for the Project Area and on the related draft proposed Kiesel Community Development Area Budget (the “Project Area Budget” or “Budget”);

(2) allow public comment on whether the draft Project Area Plan and draft Project Area Budget should be revised, adopted or rejected; and

(3) receive all written objections and hear all oral objections to the draft Project Area Plan.

Pursuant to the proposed draft Project Area Budget, the Ogden City Redevelopment Agency has requested to receive \$13,825,475 in property tax revenues that will be generated by development within the Kiesel Community Development Project area to fund a portion of the costs within the Kiesel Community Development Project Area. These property taxes will be collected over a period of twenty (20) years and will be used for the following:

Development within the Project Area, infrastructure & improvements within and outside of the Project Area relocation costs, financing costs, etc.	\$10,224,215 (74%)
Housing	\$ 2,765,095 (20%)
Administrative costs	<u>\$ 836,165 (6%)</u>
Total Tax Increment:	\$13,825,475

These property taxes will be taxes levied by the following governmental entities, and, assuming current tax rates, the taxes paid to the Agency for this Project Area from each taxing entity are estimated to be as follows:

Ogden City	18.63%	\$1,904,771
Weber County	20.60%	\$2,106,188
Ogden City School District	51.50%	\$5,265,471
Mosquito Abatement District	0.10%	\$ 10,234
Weber Basin Water	2.75%	\$ 281,166
Central Weber Sewer District	4.72%	\$ 482,583
Weber Area 911 & Emergency Service	1.70%	\$ 173,812

All of the property taxes to be paid to the Agency for the development in the Project are taxes that will be generated only if the Project Area is developed.

All concerned citizens are invited to attend the Project Area Budget hearing scheduled for **Tuesday, August 22, 2010 at 6:00 p.m.** or as soon thereafter as reasonably feasible and completion of prior Ogden City Council business allows, in the Ogden City Council Chambers, Ogden City Municipal Building, 2549 Washington Blvd., Ogden, Utah. A copy of the proposed Kiesel Community Development Project Area Budget is available at the offices of the Ogden City Agency, Ogden City Municipal Building, 2549 Washington Blvd., Room 420, 4th Floor, Ogden, Utah.

Notice is also hereby given of the following:

- (1) A description of the boundaries of the Project Area proposed is attached as Exhibit “A” and a map showing the boundaries of the Project Area proposed is attached as Exhibit “B.”
- (2) If the Plan and Budget are adopted, then property tax revenues resulting from an increase in valuation of property within the Project Area will be paid under the Project Area

Budget to the Agency for community development purposes rather than to the taxing entity to which the tax revenues would otherwise have been paid if:

- (i) an individual taxing entity consents as expressed by resolution or an interlocal agreement to the Agency receiving tax increment.

Such property tax revenues would be paid to the Agency under the Project Area Budget for twenty (20) tax years

(3) Any person objecting to the proposed draft Project Area Plan or contesting the regularity of any of the proceedings to adopt it may appear before the Agency Board at the hearing to show cause why the proposed draft Project Area Plan should not be adopted, or may file with the Agency written objections prior to the time and date of the public hearing showing cause why the proposed draft Project Area Plan should not be adopted. Oral and written objections will be received and considered at the public hearing.

(4) The proposed Project Area Plan and proposed Project Area Budget are available for inspection at the Agency offices; contact Brandon Cooper of the Agency, Ogden City Municipal Building, 2549 Washington Blvd., Room 420, 4th Floor, Ogden, Utah.

(5) The Agency is willing to meet and answer any questions you may have. If you have questions or desire to meet, please contact Brandon Cooper of the Agency at (801) 629-8910. The Project Area Plan and Project Area Budget are proposals at this point and the Agency is interested in receiving your comments and suggestions. You are invited to submit to the Agency comments concerning the subject matter of the hearing before the date of the hearing.

Dated this 29th day of June 2010.

REDEVELOPMENT AGENCY OF
OGDEN CITY

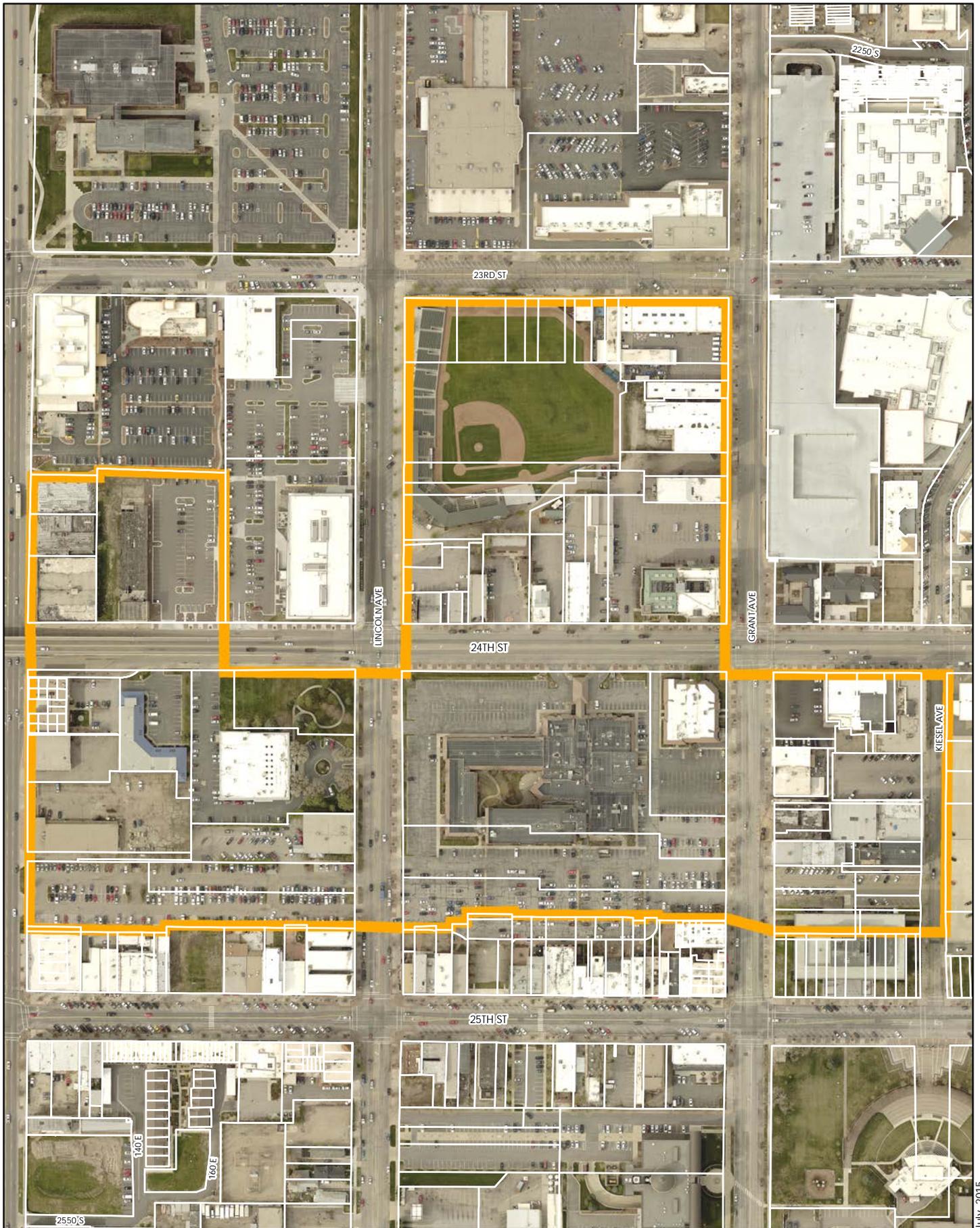
Executive Director

EXHIBIT "A"
KIESEL COMMUNITY DEVELOPMENT PROJECT AREA LEGAL DESCRIPTION

A tract of land in Ogden City, Weber County, Utah; more particularly described as:

Beginning at the Northeast Corner of Block 33, Plat "A" Ogden City Survey, thence South $01^{\circ}17'14''$ West 763.79 feet along east side and a projection of said line of said block to the Northeast Corner of Block 24, Plat "A", Ogden City Survey, thence South $88^{\circ}48'45''$ East 460.58 feet along the projected North line of Block 25, Plat "A", Ogden City Survey, to the northwest corner of Lot 7 of said block, thence South $01^{\circ}17'49''$ West 534.55 feet along east right of way line of Kiesel Avenue to a point which is 132.00 feet North of the southwest corner of Lot 1 of said block, thence North $88^{\circ}41'53''$ West 361.90 feet along a projected line along the north line of Lot 2 of said block to the a point on the east right of way line of Grant Avenue, thence North $75^{\circ}36'30''$ West 101.61 feet to a point on the west right of way line of Grant Avenue, which point is 155.00 feet north of the southeast corner of Block 24, Plat "A", Ogden City Survey, thence North $88^{\circ}41'06''$ West 139.91 feet, thence South $01^{\circ}18'44''$ West 14.63 feet to a point of curve to the right, having a radius of 25.50 feet and a arc length of 39.56 feet (Long chord bearing is South $45^{\circ}44'42''$ West 35.71 feet, thence North $88^{\circ}41'19''$ West 369.06 feet to a point of curve to the left having a radius of 10.00 feet and an arc length of 15.71 feet (Long chord bearing is North $43^{\circ}43'42''$ West 14.14 feet), thence to a point of reverse curve to the right, having a radius of 73.78 feet and an arc length of 21.83 feet (Long chord bearing is North $80^{\circ}15'02''$ West 21.75 feet), thence North $01^{\circ}16'18''$ East 4.97 feet, thence North $88^{\circ}41'06''$ West 101.17 feet to the east right of way line of Lincoln Avenue, thence North $89^{\circ}16'01''$ West 99.02 feet to a point on the west right of way line of said street, thence North $88^{\circ}41'29''$ West 383.59 feet, thence South $01^{\circ}10'56''$ West 12.00 feet, thence North $88^{\circ}41'29''$ West 283.02 feet to a point on the east right of way line of Wall Avenue, thence North $01^{\circ}18'29''$ East 937.67 feet along said right of way line, thence South $88^{\circ}41'31''$ East 133.32 feet , thence North $01^{\circ}18'53''$ East 16.37 feet, thence South $87^{\circ}54'08''$ East 266.65 to a point of the west line of Lot 2, Block 34, Plat A, Ogden City Survey, thence South $01^{\circ}21'17''$ West 407.11 feet to a point on the north line of Block 23, Plat A, Ogden City Survey, thence South $88^{\circ}49'04''$ East 365.55 along the north line and the projection of said block to the Northwest corner of Block 24, Plat A, Ogden City Survey, thence North $01^{\circ}20'21''$ East 765.00 feet along the extension of the west side of Block 33, Plat A, Ogden City Survey and the west side of said block to the Northwest corner of Block 33, Plat A, Ogden City Survey, thence South $88^{\circ}42'50''$ East 666.60 feet along the north line of said block to the point of beginning.

EXHIBIT "B"
MAP OF KIESEL COMMUNITY DEVELOPMENT PROJECT AREA



July, 2015

KIESEL CDA



OGDEN CITY REDEVELOPMENT AGENCY

DATE: August 17, 2015
TO: Ogden City Redevelopment Agency
THRU: Mark Johnson, CAO
FROM: Tom Christopoulos, CED Director
RE: Kiesel CDA Draft Plan - A Community Development Project Area in the vicinity of 23rd and 24th Streets between Kiesel and Wall Avenue
STAFF CONTACT: Brandon Cooper, CED Deputy Director
REQUESTED TIMELINE: August 25, 2015
RECOMMENDATION: Set public hearing to receive public input on draft Community Development Project Area plan
DOCUMENTS: Draft Plan, Draft Budget, Draft Benefit Analysis

RECEIVED

AUG 18 2015

OGDEN CITY
COUNCIL OFFICE

Pursuant to Utah Code 17C-4-101, it is proposed that a Community Development Project Area be created in the vicinity of 23rd and 24th Streets between Kiesel and Wall Avenue (see attached map) for the purpose of supporting the redevelopment of historic buildings, strengthening Ogden's employment and tax bases (property and sales), and creating a mechanism to support additional downtown parking. This high profile location is home to numerous significantly contributing historic buildings and is the traditional entrance into the downtown. Although this area has generally seen economic underperformance, it presents some of the greatest opportunity for redevelopment. It is believed that, with the assistance of the Redevelopment Agency, this section of the downtown can contribute greatly to the economic well-being of the community.

By establishing a Community Development Project Area, the Agency can provide tax increment to assist in the redevelopment of the area. Key projects include, but are not limited to:

- Restoration of the old Kiesel Building
- Restoration of the Berthana Building
- Construction of additional public parking
- Restoration of the Thorstensen Building and Proud Fit Building
- Enhancement of the old Post Office
- Attraction of new businesses

The process to create a Community Development Project Area is different than that of a URA or EDA. The general steps are as follows:

1. ~~Agency adopts a resolution authorizing the preparation of a draft Community Development Project Area Plan~~
2. ~~Staff prepares a draft Project Area Plan, including an OPTIONAL Budget~~
3. Make the draft Project Area Plan available
4. Provide notice of a public hearing to review the draft Plan
5. Hold a public hearing and in the hearing allow public comment and receive all written and hear all oral objections to the draft Plan
6. Revise, approve, or reject the Plan based on public comment
7. If approved, approval by Agency resolution
8. Submit the Plan to the City Council for adoption by City resolution
9. Within 30 days after City Council adoption, record the plan with the Weber County Recorder and transmit a copy to the:
 - o County auditor, attorney, surveyor, and assessor
 - o County Commission
 - o Governing body of each taxing entity
 - o State Tax Commission
 - o State Board of Education
10. Within 30 days after City Council adoption, transmit a copy of the plan to the Automated Geographic Reference Center
11. All interlocal agreements that provide funds for the CDA will be conducted pursuant to Utah Code 17C-4-201-203.

Staff requests that the Board set a public hearing to receive all public comment and to revise, approve, or reject the Plan based on such public comment on **September 22, 2015**.

For further information please contact Brandon Cooper at (801) 629-8947.

RESOLUTION NO. 2015-12

**A RESOLUTION OF THE REDEVELOPMENT AGENCY OF OGDEN CITY
APPROVING THE DRAFT COMMUNITY DEVELOPMENT PROJECT AREA PLAN
AND BUDGET DATED SEPTEMBER 22, 2015 ENTITLED KIESEL COMMUNITY
DEVELOPMENT PROJECT AREA PLAN AND BUDGET**

WHEREAS, pursuant to Section 17C-4-101 of the act known as Limited Purpose Local Government Entities – Community Development and Renewal Agencies (the “**Act**”), the Redevelopment Agency of Ogden City (the “**Agency**”) passed and adopted on July 28, 2015 Resolution No. 2015-10 authorizing and directing the preparation of a draft community development project area plan and budget for the proposed Kiesel Community Development Project Area (as more particularly defined in Exhibit A - Project Area; the “**Project Area**”); and

WHEREAS, pursuant to Sections 17C-4-102 and 17C-4-103 of the Act, the Agency prepared a Draft Community Development Plan for the Kiesel Community Development Project Area (the “**Draft Plan**”); and

WHEREAS, pursuant to Section 17C-4-102 of the Act, the Agency made the Draft Plan available to the public commencing on August 21, 2015;

WHEREAS, pursuant to Sections 17C-4-102 and 17C-4-402 of the Act, the Agency gave all required notices of a plan hearing on the Draft Plan; and

WHEREAS, pursuant to Section 17C-4-102 of the Act, the Agency held a plan hearing on the Draft Plan on September 22, 2015 at 6:00 p.m.; and

WHEREAS, having heard all public comment on the draft project area plan and received all written and heard all oral objections to the Draft plan submitted for its consideration, the Agency passed upon such objections as it had received and/or made such modifications and/or amendments to the Draft Plan as it deemed appropriate, if any; and

WHEREAS, before holding the plan hearing, pursuant to the Act, the Agency provided for the State Board of Education and each taxing entity that levies a tax on property within the Trackline Economic Development Project Area an opportunity to consult with the Agency regarding the Draft Plan and Budget; and

WHEREAS, in order to approve the Draft Plan pursuant to Section 17C-4-102 of the Act, the Agency must adopt a resolution in accordance with 17C-4-104 of the Act.

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Agency of Ogden City as follows:

SECTION 1

Legal Description. The legal description of the boundaries of the Kiesel Community Development Project Area is set forth and attached hereto in Exhibit A - Project Area.

SECTION 2

Agency Purposes and Intent with Respect to the Project Area. The purpose and intent of the Agency with respect to the Project Area are as follows:

- a. To satisfy the purposes of the Act, as defined therein, by encouraging, promoting, and providing for the community development within the Project Area, as well as the provision of other improvements that benefit the community.
- b. To promote and market the Project Area for development that will enhance the economic health of the community through increase of the City's commercial tax base.
- c. To promote functional utilities and other infrastructure to provide for expanded residential and business activity.
- d. To promote the attractive and beneficial revitalization and occupancy of key contributing historic buildings.
- e. Coordinate and promote improvement of the transportation system improvements within the Project Area, including road improvements, parking, access management, and pedestrian/bicycle amenities.

SECTION 3

Designation, Adoption, and Incorporation of the Plan. The Draft Plan is hereby designated the Official Community Development Project Area Plan for the Kiesel Community Development Project Area (the "**Official Plan**"), and is incorporated herein by this reference as Exhibit B – Official Plan. The Agency hereby officially approves and adopts the Official Plan for the Kiesel Community Development Project Area.

SECTION 4

Finding and Determinations. The Agency hereby finds and determines that adoption of the Official Plan will:

- a. Satisfy the public purpose of encouraging, promoting, and providing for community development within the Project Area as authorized by law;
- b. Provide a public benefit as shown by the analysis set forth in Section 13 of the Official Plan conducted in accordance with Section 17C-4-103(11) of the Act;
- c. Be economically sound and feasible;

- d. Conform to the General Plan of Ogden City; and
- e. Promote the public peace, health, safety, and welfare of Ogden City.

SECTION 5

Submission of the Official Plan to the City Council of Ogden City for Adoption by Ordinance. Pursuant to Section 17C-4-105 of the Act, the Agency requests that the Official Plan be reviewed by, and if approved, adopted by the City Council (the “**City Council**”) by ordinance.

SECTION 6

Recording and Transmittal. Pursuant to Section 17C-4-106(5), the Agency shall make a copy of the Official Plan available to the general public at its offices during normal business hours. Pursuant to Section 17C-4-107 of the Act, the Agency shall take the following actions within 30 days after the adoption of the Official Plan by the City Council:

- a. record with the Weber County Recorder a document containing a description of the land within the Project Area, a statement that the Official Plan for the Project Area has been adopted, and the date of its adoption by the City Council;
- b. transmit a copy of the description of the land within the Project Area and an accurate map or plat indicating the boundaries of the Project Area to the Automated Geographic Reference Center created under UCA § 63F-1-506;
- c. transmit a copy of the description of the land within the Project Area, a copy of the City Council ordinance adopting the Official Plan, and a map or plat indicating the boundaries of the Project Area to each of the following: (i) the Weber County Auditor, Recorder, Attorney, Surveyor, and Assessor; (ii) the officer or officers performing the function of auditor or assessor for each taxing entity, if any, that does not use the county assessment roll or collect its taxes through the county; (iii) the legislative body or governing board of each taxing entity; (iv) the State Tax Commission; and (v) the State Board of Education.

SECTION 7

Execution of the Plan. Following the adoption of the Official Plan by the City Council, the Agency shall proceed to carry out the Official Plan. The Executive Director of the Agency are hereby directed and authorized to take all such actions as necessary to effectuate the purposes and intent of this resolution.

SECTION 8

Effective Date. This resolution shall take effect upon its adoption.

IN WITNESS WHEREOF, the Redevelopment Agency Ogden City has approved, passed and adopted this Resolution this _____ day of _____, 2015.

EXHIBIT A
Project Area

The Kiesel Community Development Project Area is enclosed within the following boundaries and is described as:

Beginning at the Northeast Corner of Block 33, Plat "A" Ogden City Survey, thence South 01°17'14" West 763.79 feet along east side and a projection of said line of said block to the Northeast Corner of Block 24, Plat "A", Ogden City Survey, thence South 88°48'45" East 460.58 feet along the projected North line of Block 25, Plat "A", Ogden City Survey, to the northwest corner of Lot 7 of said block, thence South 01°17'49" West 534.55 feet along east right of way line of Kiesel Avenue to a point which is 132.00 feet North of the southwest corner of Lot 1 of said block, thence North 88°41'53" West 361.90 feet along a projected line along the north line of Lot 2 of said block to the a point on the east right of way line of Grant Avenue, thence North 75°36'30" West 101.61 feet to a point on the west right of way line of Grant Avenue, which point is 155.00 feet north of the southeast corner of Block 24, Plat "A", Ogden City Survey, thence North 88°41'06" West 139.91 feet, thence South 01°18'44" West 14.63 feet to a point of curve to the right, having a radius of 25.50 feet and a arc length of 39.56 feet (Long chord bearing is South 45°44'42" West 35.71 feet, thence North 88°41'19" West 369.06 feet to a point of curve to the left having a radius of 10.00 feet and an arc length of 15.71 feet (Long chord bearing is North 43°43'42" West 14.14 feet), thence to a point of reverse curve to the right, having a radius of 73.78 feet and an arc length of 21.83 feet (Long chord bearing is North 80°15'02" West 21.75 feet), thence North 01°16'18" East 4.97 feet, thence North 88°41'06" West 101.17 feet to the east right of way line of Lincoln Avenue, thence North 89°16'01" West 99.02 feet to a point on the west right of way line of said street, thence North 88°41'29" West 383.59 feet, thence South 01°10'56" West 12.00 feet, thence North 88°41'29" West 283.02 feet to a point on the east right of way line of Wall Avenue, thence North 01°18'29" East 937.67 feet along said right of way line, thence South 88°41'31" East 133.32 feet , thence North 01°18'53" East 16.37 feet, thence South 87°54'08" East 266.65 to a point of the west line of Lot 2, Block 34, Plat A, Ogden City Survey, thence South 01°21'17" West 407.11 feet to a point on the north line of Block 23, Plat A, Ogden City Survey, thence South 88°49'04" East 365.55 along the north line and the projection of said block to the Northwest corner of Block 24, Plat A, Ogden City Survey, thence North 01°20'21" East 765.00 feet along the extension of the west side of Block 33, Plat A, Ogden City Survey and the west side of said block to the Northwest corner of Block 33, Plat A, Ogden City Survey, thence South 88°42'50" East 666.60 feet along the north line of said block to the point of beginning.

EXHIBIT B
Official Plan

Kiesel Community Development Project Area

DRAFT Project Area Plan

August 18, 2015

Adopted:

Redevelopment Agency of Ogden City
2549 Washington Blvd
Ogden, Utah 84401

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Introduction

The proposed Kiesel Community Development Project Area (“**Kiesel CDA**” or “**Project Area**”) is created pursuant to Title 17C, Chapters 1 through 4, Utah Code Annotated (the “**Act**”) and includes the property located between Kiesel and Wall Avenues and 24th and 25th Streets in Ogden City, as shown on Appendix A – Kiesel Community Development Project Area Map, attached hereto. The Kiesel CDA consists of approximately 39 acres and includes numerous significantly contributing historic buildings, as well as, commercial, retail and recreational uses.

Private property within the Kiesel CDA is composed of commercial properties. The Kiesel CDA includes no residential property (see Appendix B - Land Use Map).

Section 1 Definitions

As used in this Community Development Project Area Plan:

1. The term "**Act**" shall mean and include the Limited Purpose Local Government Entities – Community Development and Renewal Agencies Act Title 17C, Chapters 1 through 4, Utah Code Annotated, including such amendments or successor statutes as shall from time to time be enacted.
2. The term "**Agency**" shall mean the Ogden City Redevelopment Agency, a separate body corporate and politic.
3. The term "**base taxable value**" shall mean the base taxable value of the property within the Project Area, as shown upon the assessment roll last equalized, before the date the taxing entity committee adopts the first Project Area budget.
4. The term "**City**" shall mean Ogden City Corporation, Ogden, Utah.
5. The term “**Developer**” shall mean any person or entity undertaking development activities in the Project Area.
6. The term “**Community Development**” means development activities within a community, including the encouragement, promotion, or provision of development.
7. The term “**Plan Hearing**” means the public hearing on the draft Project Area Plan required under Subsection 17C-3-102 of the Act.
8. The term "**Planning Commission**" shall mean the planning commission of the City.
9. The term “**Project**” means the activities associated with this Project Area Plan.
10. The term "**Project Area**" or "**Kiesel Community Development Project Area**" shall mean the geographic area described in this Project Area Plan where the Community Development set forth in this Project Area Plan takes place or is proposed to take place.

11. The term "**Project Area Plan**" or "**Plan**" shall mean the Kiesel Community Development Project Area Plan that was adopted pursuant to the Act to guide and control Community Development activities within the Project Area.
12. The term "**Project Area Budget**" shall mean a multiyear projection of annual or cumulative revenues and expenses and other fiscal matters pertaining to the Project Area that includes:
 - (a) the base taxable value of property in the Project Area; (b) the projected tax increment expected to be generated within the Project Area; (c) the amount of tax increment expected to be shared with other taxing entities; (d) the amount of tax increment expected to be used to implement the Project Area Plan, including the estimated amount of tax increment to be used for land acquisition, public improvements, infrastructure improvements, and loans, grants, or other incentives to private and public entities; (e) the tax increment expected to be used to cover the cost of administering the Project Area Plan; (f) if the area from which tax increment is to be collected is less than the entire Project Area: (i) the tax identification numbers of the parcels from which tax increment will be collected; or (ii) a legal description of the portion of the Project Area from which tax increment will be collected; for a Community Development Project Area, the information required under Subsection 17C-4-204.
13. The terms "**tax**," "**taxes**," "**property tax**" or "**property taxes**" includes privilege tax and each levy on an ad valorem basis on tangible or intangible personal or real property.
14. The term "**taxing entity**" shall mean each public entity that levies a property tax on property situated within the Project Area.
15. The term "**tax increment**" shall mean the difference between (i) the amount of property tax revenues generated each tax year by all taxing entities from the area designated in the Project Area Plan as the area from which tax increment is to be collected, using the current assessed value of the property, and (ii) the amount of property tax revenues that would be generated from that same area using the base taxable value of the property. Tax increment does not include taxes levied and collected under Section 59-6-1602 Utah Code Annotated, on or after January 1, 1994.
16. All other terms shall have the meanings set forth in the Act unless the context clearly indicates otherwise.

Section 2 Preconditions For Designating A Community Development Project Area

- a) Pursuant to the provisions of §17C-4-102(1)(a) of the Act, the City has prepared this Project Area Plan; and
- b) Pursuant to the provisions of §17C-4-102(2)(a) and (b) of the Act, the City has a Planning Commission and general plan as required by law; and

- c) Pursuant to the provisions of §17C-4-102(1)(b) and (c) of the Act, the Agency made a draft Project Area Plan available to the public at the Agency's offices during normal business hours, provided notice of the Plan Hearing and is holding a public hearing on the draft Plan on September 22, 2015; and
- d) Pursuant to the provisions of §17C-4-102(1)(d) of the Act, the Agency is conducting one or more public hearings for the purpose of informing the public about the proposed Project Area, allowing public comment on the draft Project Area Plan and whether the Plan should be revised, approved or rejected. The purpose of the hearing(s) is to inform the public about the Plan, to allow public comment on the draft Plan and to solicit input on whether the Plan should be revised, approved or rejected. The Agency will hear all written and oral comments and objections to the Plan, as well as any testimony for or against the Plan. Upon consideration of such comments, objections and testimony, the Agency will determine whether to revise, approve, or reject the Plan.

Section 3 Legal Description of Kiesel CDA [17C-4-103(1)]

The Kiesel CDA is enclosed within the following boundaries and is described as:

Beginning at the Northeast Corner of Block 33, Plat "A" Ogden City Survey, thence South 01°17'14" West 763.79 feet along east side and a projection of said line of said block to the Northeast Corner of Block 24, Plat "A", Ogden City Survey, thence South 88°48'45" East 460.58 feet along the projected North line of Block 25, Plat "A", Ogden City Survey, to the northwest corner of Lot 7 of said block, thence South 01°17'49" West 534.55 feet along east right of way line of Kiesel Avenue to a point which is 132.00 feet North of the southwest corner of Lot 1 of said block, thence North 88°41'53" West 361.90 feet along a projected line along the north line of Lot 2 of said block to the a point on the east right of way line of Grant Avenue, thence North 75°36'30" West 101.61 feet to a point on the west right of way line of Grant Avenue, which point is 155.00 feet north of the southeast corner of Block 24, Plat "A", Ogden City Survey, thence North 88°41'06" West 139.91 feet, thence South 01°18'44" West 14.63 feet to a point of curve to the right, having a radius of 25.50 feet and a arc length of 39.56 feet (Long chord bearing is South 45°44'42" West 35.71 feet, thence North 88°41'19" West 369.06 feet to a point of curve to the left having a radius of 10.00 feet and an arc length of 15.71 feet (Long chord bearing is North 43°43'42" West 14.14 feet), thence to a point of reverse curve to the right, having a radius of 73.78 feet and an arc length of 21.83 feet (Long chord bearing is North 80°15'02" West 21.75 feet), thence North 01°16'18" East 4.97 feet, thence North 88°41'06" West 101.17 feet to the east right of way line of Lincoln Avenue, thence North 89°16'01" West 99.02 feet to a point on the west right of way line of said street, thence North 88°41'29" West 383.59 feet, thence South 01°10'56" West 12.00 feet, thence North 88°41'29" West 283.02 feet to a point on the east right of way line of Wall Avenue, thence North 01°18'29" East 937.67 feet along said right of way line, thence South 88°41'31" East 133.32 feet, thence North 01°18'53" East 16.37 feet, thence South 87°54'08" East 266.65 to a point of the west line of Lot 2, Block 34, Plat A, Ogden City Survey, thence South 01°21'17" West 407.11 feet to a point on the north line of Block 23, Plat A, Ogden City Survey, thence South 88°49'04" East 365.55 along the

north line and the projection of said block to the Northwest corner of Block 24, Plat A, Ogden City Survey, thence North 01°20'21" East 765.00 feet along the extension of the west side of Block 33, Plat A, Ogden City Survey and the west side of said block to the Northwest corner of Block 33, Plat A, Ogden City Survey, thence South 88°42'50" East 666.60 feet along the north line of said block to the point of beginning.

Weber County Tax Serial Numbers: See Appendix C – Tax Serial Numbers.

The Project Area contains approximately 38.7 acres of private and public real property.

A map showing the boundaries of the Kiesel CDA is attached hereto and is incorporated herein as Appendix A – Kiesel Community Development Project Area Map

Section 4 Project Area Characteristics and How They Will Be Affected by Community Development [17C-4-103(2)]

Land Uses in the Project Area

Permitted land uses in the Kiesel CDA will be those uses permitted by the officially adopted zoning ordinances of the City and the controls and guidelines of this Community Development Project Area Plan. The Project Area is located within the Central Business District (“CBD”) zone, and the uses currently existing therein conform to the requirements of this zone. The designated land use will not be changed by the community development contemplated herein.

It is expected that the current uses in the Kiesel CDA will be affected by community development as follows: The existing businesses located in the Project Area are expected to continue in operation. It is expected redevelopment efforts will support the restoration/revitalization of historic buildings, strengthen Ogden’s employment and tax bases, and create a mechanism to support additional downtown parking. Private investment will play a vital role in regard to when development will occur. Uses in the Project Area will be governed by the applicable zoning ordinances and regulations of Ogden City. Any changes in zoning within the Project Area will be made in accordance with established law and required public proceedings.

Layout of Principal Streets in the Project Area

The layout of the principal streets in the Kiesel CDA is shown on the Project Area map attached as Appendix A. It is expected that development in the Project Area could affect the existing streets as follows: (a) intersection improvements possibly could be made within the area to enhance flow through intersections; and (b) access management policies may be implemented throughout the area to enhance flow, mobility, and traffic capacity.

Population Densities in the Project Area

The Kiesel CDA contains no residential development or property. The population within the Project Area results from the operation of retail, hospitality and commercial businesses, as well as, Lindquist Field.

The planned changes in the Project Area will have an effect on the residential population of the Project Area. Community development is expected to increase the residential population by the development of several multi-unit residences within the Project Area.

Building Intensities in the Project Area

Based on the stated objectives of the plan it is anticipated that building intensities in the Project Area will be affected in the following ways: Increased building intensities will likely occur through the renovation/restoration of historic buildings, reuse of underutilized and obsolete properties and enhanced downtown parking opportunities.

Key projects identified for potential development include, but are not limited to:

- Restoration of the Kiesel Building.
- Restoration of the Berthana Building.
- Restoration of the Thorstensen Building and Proud Fit Building.
- Enhancement of the Old Post Office.
- Construction of additional public parking.

Section 5: Standards to Guide the Kiesel CDA [17C-4-103(3)]

Development Objectives:

The following development objectives will guide community development in the Kiesel CDA:

1. Promote and market the Project Area for development that will enhance the economic health of the community through increase of the City's commercial tax base;
2. Encourage development and expanded economic activity;
3. Promote functional utilities and other infrastructure to provide for expanded residential and business activity;
4. Promote attractive and functional buildings, streetscapes, parking areas and landscaping;
5. Coordinate and promote improvement of the transportation system improvements within the Project Area, including road improvements, access management and pedestrian/bicycle amenities.

Design Objectives

Subject to the development objectives and other provisions of this Plan, owners and developers will be expected to achieve to the highest quality of design and development. Each development proposal will be considered subject to:

1. Applicable elements of the City's General Plan;
2. Applicable development ordinances of the City;
3. Applicable building codes of the City;

4. Applicable design standards of the City;
5. Review and recommendation by the City Planning Commission; and
6. Review and recommendation by the Redevelopment Agency of Ogden City (the “Agency”) to ensure that the development is consistent with this Plan.

Each development proposal by an owner or developer must include a site plan, development data and other appropriate material that clearly describes the extent of the proposed development, including land coverage, setbacks, heights, massing, architectural design, off-street parking and any other data determined to be necessary or requested by the City or the Agency.

The general design of specific projects may be developed or approved by the Agency in coordination with the City’s Planning Commission. The particular elements of the design should be such that the overall development of the Kiesel CDA will:

1. Provide an attractive environment.
2. Blend harmoniously with the adjoining areas.
3. Provide for the optimum amount of open space and landscaped areas.
4. Provide parking areas appropriately designed, screened, and landscaped to blend harmoniously with adjacent areas.
5. Provide safe, effective, and attractive pedestrian features.
6. Comply with the provisions of this Plan.

Specific Design Objectives

The specific design objectives incorporated below guide the City, developers, and owners to create a unified development, in both form and architectural style.

1. Building Design Objectives:

New development shall:

- a. Be in harmony with the surrounding area and provide a high quality appearance;
- b. Utilize high quality and low maintenance building materials;
- c. Take into account CPTED (crime prevention through environmental design) principals in order that all buildings and developments provide a safe and secure environment for employees and visitors;
- d. Be designed to relate to existing grade conditions with a minimum of grading and exposed foundation walls.

2. Site Design Objectives:

New development shall:

- a. Provide attractive and water efficient landscaped areas primarily consisting of shrubs, ground cover, turf, and trees as appropriate to the character of the Project Area;
- b. Provide landscaped, paved, and graded pedestrian areas that afford safety and separation from vehicular traffic;
- c. Use high quality building materials and design for paving, retaining walls, fences, lighting, benches, and other site furnishings;
- d. Incorporate parking lot designs that consider safe and efficient ingress/egress and internal circulation, provide cross access to adjacent areas where appropriate, and be landscaped consistent with Ogden City Code;
- e. Provide adequate separation and/or buffering of each site from adjacent areas where needed or appropriate;
- f. Provide a signage program that incorporates design consistency with the main structures;
- g. Preserve the desirable existing conditions found on the site through minimized site grading and minimized removal of desirable trees and other vegetation.

3. Public Right-Of-Way Design Objectives:

- a. Public rights-of-way. All streets, sidewalks and walkways within public rights-of-way will be designed to be consistent with current standards and objectives, and be approved by the City.

Section 6 How the Purposes of the State Law Would Be Attained by Community Development [17C-4-103(4)]

The purposes of Title 17C of the Utah State Code (Limited Purpose Local Government Entities – Community Development and Renewal Agencies Act), and more specifically Title 17C, Chapter 4 thereof (Community Development), are to encourage, promote, or provide for development activities within a community. *See, Utah Code Ann. § 17C-1-102(16)*. The proposed projects contemplated in this Plan will help attain the foregoing purposes by:

- Providing necessary public infrastructure to the community development project area and surrounding areas, thereby encouraging and promoting additional development activities within or near the project area.
- Providing additional employment opportunities, which would encourage and promote additional development activities, such as residential developments for employees, commercial developments for suppliers, restaurateurs, and other businesses.

- The development of vacant land within the community development project area, as well as the development of existing structures.

It is the intent of the Agency, with the assistance and participation of private owner(s), to encourage and accomplish appropriate development within the Kiesel CDA by methods described in this Plan. This includes the restoration/renovation of historical buildings, enhancement to existing buildings, the possible construction of new buildings, facilities and infrastructure, and the use of incentives to maximize appropriate development beneficial to the City. By these methods, the private sector should be encouraged to undertake new development which will strengthen the tax base of the community in furtherance of the objectives set forth in this Plan.

Techniques to Achieve Kiesel CDA Plan Objectives

Possible activities contemplated in carrying out the Plan in the Kiesel CDA include the development of areas in the Project Area.

1. Construction: Restoration/renovation of existing buildings and new construction may be initiated in order to encourage additional private sector building and investment.
2. Implementation of Projects: The Agency shall have the right to approve the design and construction documents of all development within the Project Area to ensure consistency within this Kiesel CDA Plan. The City shall notify the Agency of all requests for (1) zoning changes; (2) design approval; (3) site plan approval; and (4) building permits within the Project Area. Projects within the Kiesel CDA shall be implemented as approved by the Agency and the City.

Section 7 How the Plan Is Consistent with the City's General Plan [17C-4-103(5)]

This Community Development Plan is consistent with and the proposed development conforms to the City's General Plan in the following respects:

A. General Plan

The Kiesel CDA is consistent with the General Plan of Ogden City which encourages development that focuses on expanding and diversifying the local economy, revitalizing older business areas and raising the standard of living in a business friendly environment. Ogden has emerging aerospace and advanced materials, IT & software and outdoor recreation clusters requiring offices, technology, business centers and multiple scales of commercial development to serve the needs of the region, the community, and individual neighborhoods. The City General Plan envisions that the area of the Project Area will continue to be mixed use in nature. If any future zoning designation changes are required, such changes will be submitted to both the Planning Commission and City Council for consideration and approval.

B. Zoning Ordinances

The property within the Project Area is currently zoned Central Business District. The City General Plan envisions that the Project Area will continue to be mixed use in nature. The proposed development is permitted under the current zoning designations adopted by the Ogden City Council. If any future zoning designation changes are required, such changes will be submitted to both the Planning Commission and City Council for consideration and approval.

Section 8 Description of the Specific Projects That are the Object of the Proposed Community Development [17C-4-103(6)]

The Agency proposes a Community Development Project Area be created for the purpose of supporting the renovation and refurbishment of historic buildings, strengthening Ogden's employment and tax bases, and creating a mechanism to support additional downtown parking. This high profile area is home to numerous significantly contributing historic buildings and is the traditional entrance into the downtown. Although the area has generally seen economic underperformance, it presents some of the greatest opportunity for improvement. It is believed that, with the assistance of the Redevelopment Agency, this area of downtown can contribute greatly to the economic well-being of the community.

Key projects under consideration include, but are not limited to:

- Restoration of the Kiesel Building.
- Restoration of the Berthana Building.
- Restoration of the Thorstensen Building and Proud Fit Building.
- Enhancement of the Old Post Office.
- Construction of additional public parking.
- Attraction of new business.

Section 9 Ways in Which Private Developers Will Be Selected to Undertake the Community Development [17C-4-103(7)]

A. Selection of Private Developers

The Agency desires owners of real property in the Kiesel CDA to undertake development of their property and contemplates that owners will take advantage of the opportunity to develop their property or sell their property to Developers for the development of facilities within the Project Area. In the event that owners do not wish to participate in the CDA in compliance with the Plan, or in a manner acceptable to the Agency, or are unable or unwilling to appropriately participate, the Agency may, consistent with the Act, encourage other owners to acquire property within the Project Area, or to select non-owner Developers by private negotiation, public advertisement, bidding or the solicitation of written proposals, or a combination of one or more of the above methods.

B. Identification of Developers Who Are Currently Involved in the Proposed Development

The Agency, consistent with the Act, will work with any Developers to ensure that all aspects of the Plan are implemented.

Section 10 Reasons for the Selection of the Kiesel CDA [17C-4-103(8)]

The Kiesel CDA was selected by the Agency as that area within the City having an opportunity to significantly strengthen the economic base of the community, broaden the City's tax base, and encourage needed mixed use developments. The Kiesel CDA contains a portion of the City that is desirable for development because of (1) existing access and infrastructure; (2) a general recognition that the Kiesel CDA needs assistance if the area is to be further developed; (3) a general recognition that this portion of the City needs investment of private capital to restore and renovate significant historic buildings, as well as, construct improvements to attract additional business or provide infrastructure improvements; (4) determination by the City that further development of this area is important to the overall health, vitality, and stability of the City; (5) goals of the City and community to strengthen residential/commercial development and employment; and (6) the opportunity to commence a public/private partnership to improve and further develop this area of the City.

Specific boundaries of the Kiesel CDA were arrived at by the Agency after a review of the area by members of the Agency staff and in discussion with various stakeholders. Planned treatment of this area is intended to stimulate development to the degree necessary for sound long-range economic growth in the Project Area and to encourage further development and improvement of real property within the Project Area.

Section 11 Description of the Physical, Social, and Economic Conditions Existing in the Kiesel CDA [17C-4-103(9)]

A. Physical Conditions

The Kiesel CDA consists of approximately 39 acres including public streets (see Appendix A and Appendix B). There are several significantly contributing historic buildings including the Kiesel, Berthana, Thorstensen, Proud Fit and the Old Post Office Buildings, as well as, additional commercial and hospitality activities located in the Project Area. The Lindquist Ball Field is also located within the Project Area boundaries. There are no known residential uses in the Project Area.

The Project Area is accessed north and south from Kiesel, Grant, Lincoln and Wall Avenues, as well as, east and west from 23rd and 24th Streets. The roads are two and four travel lanes, and provide access to much of the property in the Kiesel CDA.

B. Social Conditions

No unusual social conditions were found to exist.

C. Economic Conditions

Although the area has generally seen economic underperformance, it presents some of the greatest opportunity for redevelopment. Through adoption of this Plan and with the financial support of possible voluntary funding of this Plan by taxing entities, the Agency hopes to encourage the restoration/renovation of historic buildings, strengthen the residential presence in downtown Ogden, and provide opportunities for additional businesses, all of which will contribute to the tax base. The Agency and the City believe that without the adoption of this Plan and the support of taxing entities for funding this Plan, there is less likelihood that the historic structures will be restored. Consequently, the establishment of a community development project area and its associated implementation measures are very important.

Section 12 Description of any Tax Incentives Offered to Private Entities for Facilities Located in the Kiesel CDA [17C-4-103(10)]

The Agency may use property tax increment collections, to help pay for costs associated with the development of the Kiesel CDA. These funds may be used for such items as public infrastructure improvements, Agency requested off-site improvements/upgrades and on-site upgrades, desirable Project Area improvements and other items as approved by the Agency. Payment to the City or a developer shall be made through an agreement between the Agency and the City or the Agency and the developer. Except where the Agency issues bonds or otherwise borrows or receives funds, the Agency expects to pay the City or developer for the agreed upon amount over time as the Agency receives property tax increment proceeds pursuant to interlocal agreements entered into with taxing entities. Subject to the provisions of the Act and the interlocal agreements, the Agency may agree to pay for eligible costs and other items for any period of time the Agency may deem to be appropriate under the circumstances.

The Project Area Budget (attached as Appendix E – Project Area Budget) shows anticipated tax increment receipts, and the estimated eligible development costs to be reimbursed.

Section 13 Analysis of the Anticipated Public Benefit to Be Derived from the Community Development [17C-4-103(11)]

It is anticipated that a significant public benefit will be derived from the proposed development within the Kiesel CDA. The Economic Benefit Analysis, attached hereto as Appendix D, provides an analysis and description of the anticipated public benefit to be derived from the community development, including: A) the beneficial influences upon the tax base of the community; and B) the associated business and economic activity likely to be stimulated.

A. Beneficial Influences Upon the Tax Base of the Community

The City and taxing entities will see an increase in taxable value of an estimated \$22 million over the next 20 years in the Project Area. This is a substantial increase from today's taxable value of \$21,203,119. Construction could begin in 2016, with tax increment commencing in 2017. If construction begins in 2016 and the Project Area commences in 2017 and runs for a period of 20 years, each of the taxing entities will receive increased taxes over the next 20 years from the increased investment in the area. The projected incremental tax revenues which are projected to be generated from the increased assessed value resulting from the improvements are summarized below:

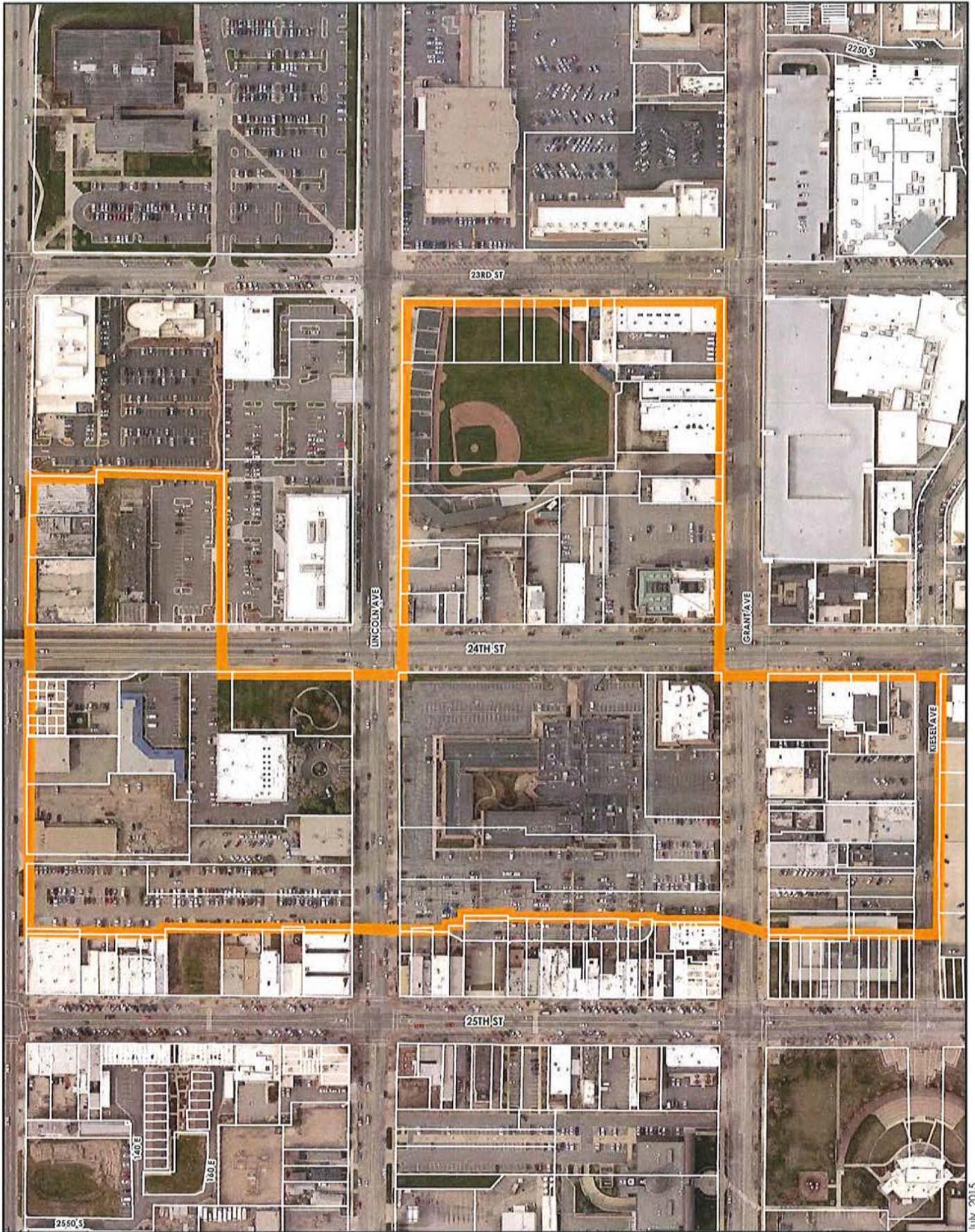
<u>Taxing Entity</u>	<u>20 Year Gross</u>	<u>Annual (Year 1)</u>
Ogden City School Dist.	\$5,265,471	\$146,402
Weber County	\$2,106,188	\$ 58,561
Ogden City	\$1,904,771	\$ 52,961
Weber Basin Water Cons.	\$ 112,466	\$ 3,127
Central Weber Sewer Imp. Dist.	\$ 482,583	\$ 13,418
Weber Co. Mosquito	\$ 10,234	\$ 285
Weber Area Dispatch 911	\$ 173,812	\$ 4,833
Ogden City Special Levy	\$ 168,700	\$ 4,691

B. Business and Economic Activity Likely to be Stimulated

The economic activities associated with the development of the Project Area could take any one or more of the following forms: Businesses and professional offices currently located in the area surrounding the Project Area will likely benefit from exposure to new customers and clients traveling to and within the vicinity of the Project Area. This influx of new customers and clients will have the positive effect of encouraging businesses and professionals to remain in and around the community. Currently existing businesses and professionals may even be inclined to expand their facilities to take advantage of the new demographic resulting from the development of the Project Area. Businesses and professionals seeking to locate new facilities will likewise be drawn to the vicinity of the Project Area for similar reasons. As proposed in this Plan, the developed Project Area will serve the immediate lifestyle needs of the community and can reasonably be expected to encourage additional development in the surrounding area.

APPENDIX A

MAP OF KIESEL COMMUNITY DEVELOPMENT PROJECT AREA



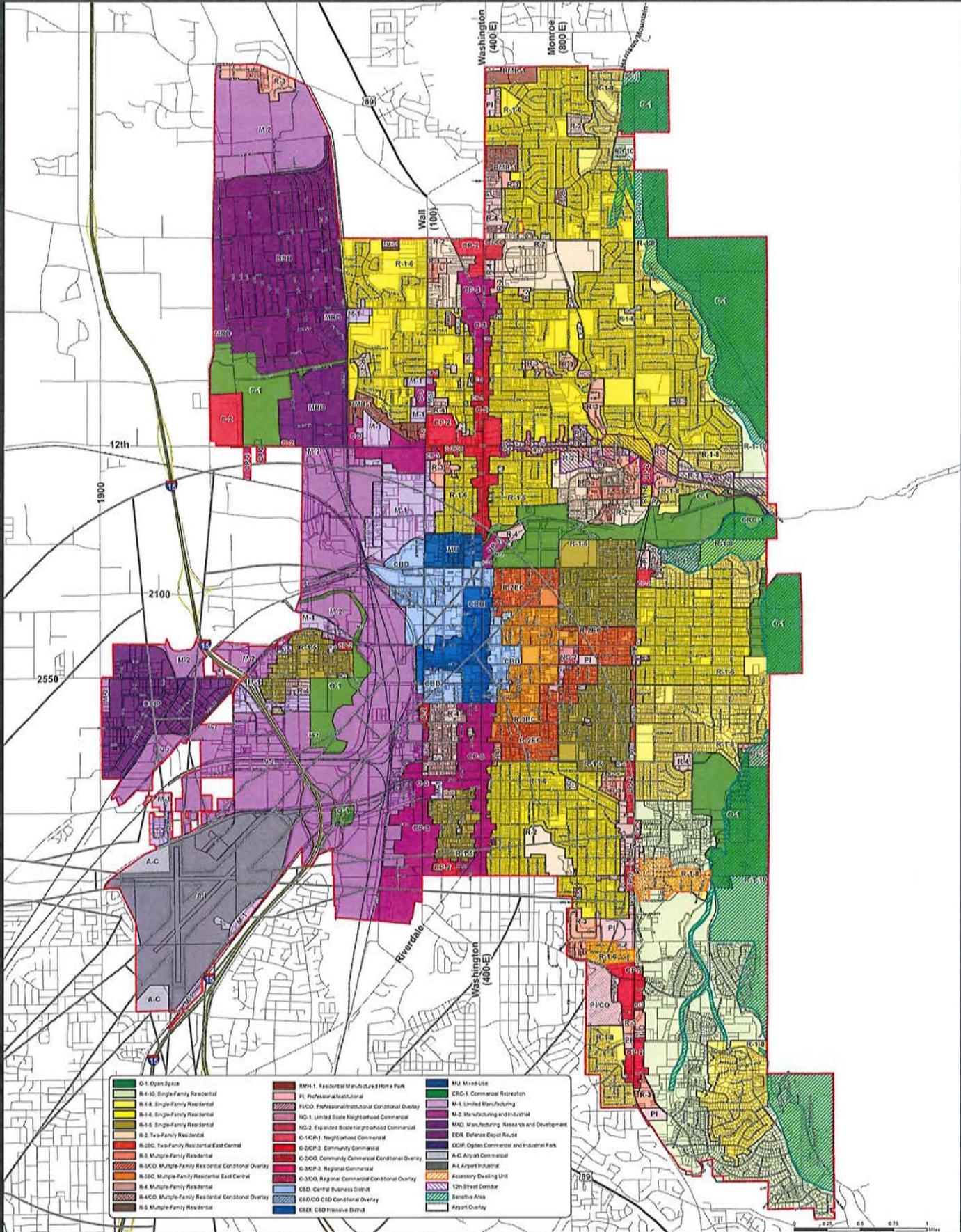
July, 2015

KIESEL CDA



APPENDIX B

**LAND USE MAP KIESEL COMMUNITY
DEVELOPMENT PROJECT AREA**



Zoning Map



APPENDIX C

WEBER COUNTY TAX SERIAL NUMBERS

Weber County Tax Serial Numbers

010210032	010290001	010190034
010210034	010290030	010190037
010210035	010290034	010190032
010210019	010290035	010190023
010210037	010290015	010190024
010210036	010290027	010190019
010210038	010290026	010860009
010210043	010290025	010190015
010210088	010290024	010190014
010210049	010290023	010190029
010210094	010290022	010900005
010210082	010290016	
010210047	010290021	010890001
010210046	010290020	010300006
010210041	010290019	010300007
010210040	010290018	010300008
010210039	010290017	
010210031	010290014	
010210030	010290013	
010210029	010290012	
	010290036	
010200005	010290037	
010200006	010290011	
010200008	010290033	
010200063	010290038	
	010290039	
	010290040	
	010290041	
	010290042	
	010290007	
	010290008	
	010290009	
	010290010	
	010290006	
	010290005	
	010290004	
	010290003	
	010290002	

APPENDIX D
BENEFIT ANALYSIS

**KIESEL
COMMUNITY DEVELOPMENT PROJECT AREA
BENEFIT ANALYSIS**

Prepared for the Redevelopment Agency of Ogden City

August 12, 2015

DRAFT

BENEFIT ANALYSIS OF THE PROPOSED KIESEL COMMUNITY DEVELOPMENT PROJECT AREA

The following information is presented to meet the requirements of Utah Code Title 17C, Chapter 4, Section 103 regarding the proposed Kiesel Community Development Project Area, to provide the following:

17C-4-103. Community development project area plan requirements.

- (11) . . . an analysis or description of the anticipated public benefit to be derived from the Community development, including:
 - (a) the beneficial influences upon the tax base of the community; and
 - (b) the associated business and economic activity likely to be stimulated; and
- (12) . . . other information that the agency determines to be necessary or advisable.

This evaluation is intended to provide a framework within which the Redevelopment Development Agency's ("**Agency**") Board of Directors and staff can make critical decisions. They must determine whether it is good public policy and in the interest of Ogden City for the Agency to invest property tax increment, in eligible activities, such as land acquisition, public and private infrastructure or other improvements required by the Kiesel Community Development Project Area.

This document is prepared in good faith as an estimate of the economic impact of this project. Prevailing economic or other conditions may influence the actual economic impact either favorably or unfavorably. But for these unknown and unpredictable events, the information contained herein is considered an accurate accounting of the reasonable expectations of the project.

Introduction

The purpose of this report is to estimate the potential incremental property tax revenue and identify the net direct benefit or loss to the Redevelopment Agency of Ogden City (the "**Agency**") and Ogden City (the "**City**") from the proposed Kiesel Community Development Project Area ("**Kiesel CDA**" or "**Project Area**"). The proposed Kiesel CDA consists of approximately 39 acres and includes the Kiesel, Berthana, Thorstensen and Proud Fit buildings, as well as, the old Post Office, possibly an Internal Revenue Service ("**IRS**") expansion and additional capital improvements. Private property within the Kiesel CDA is composed of commercial properties. The development contemplated is consistent with the City's long-term goal of supporting commercial development generally throughout the City, as well as, targeting commercial development designed to meet the needs of City, Weber County residents, as well as, residents of adjoining counties and travelers.

The Kiesel CDA overlays property, a portion of which, is included in the 25th Street Redevelopment Project Area ("**25th Street RDA**"). The 25th Street RDA was created in 1979

and the Taxing Entity Committee (“TEC”) approved collecting tax increment from the 25th Street RDA until 2015; except for the tax increment generated by the Eccles Building which may be collected until 2017 to cover bond debt service. To the extent that the 25th Street RDA effectively sunsets in 2015, the overlay of the Kiesel CDA will not impact that portion of the 25th Street RDA. The boundaries of the Kiesel CDA do not overlay the Eccles Building and therefore the Eccles Building is not impacted by the creation of the project area. For purposes of this report, it has been determined that the estimated potential incremental property tax revenue considered as contributing to the net direct benefit or loss is that which is generated from the increased assessed value of the contemplated restoration/revitalization/expansion projects. The overall benefits and investment brought to the project include the public infrastructure improvements, which may be located in or outside and which benefit the community development project area and site improvements constructed as the result of the project area developing with superior quality restoration/revitalization/expansion developments. This economic benefit analysis contemplates private investment in the proposed project area to be an estimated \$22 million. The economic benefits resulting from the construction of the proposed projects include; new employment (both short and long term), local purchases of goods and services supportive of commercial and retail businesses, local purchases of goods and services by employees constructing and working at the businesses, local purchase of utilities, and increased tax revenues to state and local governments.

This report identifies the potential tax revenues, which may be generated from increased real property values as the result of the development of the Project Area.

Development Overview

It is proposed that Community Development Project Area be created in the vicinity of 23rd and 24th Streets between Kiesel and Wall Avenue for the purpose of supporting the redevelopment of historic buildings, strengthening Ogden’s employment and tax bases (property and sales), and creating a mechanism to support additional downtown parking. The high profile location is home to numerous significantly contributing historic buildings and is the traditional entrance into downtown. Although this area has generally seen economic underperformance, it presents some of the greatest opportunity for redevelopment. It is anticipated that the Kiesel CDA area can contribute greatly to the economic well-being of the community.

The Project Area is currently zoned Central Business District (“CBD”)/Central Business District Intensive (“CBDI”) which is consistent with the City’s General Plan and the proposed development is permitted under the current zoning designations adopted by the Ogden City Council.

Capital Investment Projections

The Project Area currently contains retail, commercial, hospitality and recreational uses. It is estimated that the real property base value for the Project Area is \$21,203,119 and the base year is 2015.

A survey of the Project Area indicates several potential development opportunities which would involve historic preservation/restoration, rehabilitation, new construction and enhanced downtown public parking.

A summary of the investment range of potential development opportunities is as follows:

Kiesel Bldg. – Residential	\$ 4,500,000
Berthana Bldg. - Commercial	\$ 750,000
Marriott Improvements	\$ 1,000,000
IRS – Phase 4	\$ 7,000,000
Old Post Office Enhancements	\$ 250,000
Thorstensen Bldg. – Combination Commercial/Residential	\$ 4,000,000
Proud Fit Bldg. - Commercial	\$ 2,000,000
Additional Improvements	\$ 2,500,000
Parking Improvements – Public	<u>\$ 6,000,000</u>
Estimated Total Investment	<u>\$28,000,000</u>

The Utah Community Development and Renewal Agencies Act provides that the formation of a Community Development Project Area will allow the taxing entities to provide funding of the Project Area Plan through interlocal agreements with the Redevelopment Agency of Ogden City to provide all or part of the tax increment from the taxing entities, which they would normally receive as a result of the increased assessed valuation resulting from the proposed project.

As previously stated, the overlay of the Kiesel CDA will not impact that portion of the 25th Street RDA. Additionally, the boundaries of the Kiesel CDA do not overlay the Eccles Building and therefore the Eccles Building is not impacted by the creation of the project area. It is anticipated that the incremental tax revenue eligible to provide funding of the Kiesel CDA Plan is that which is generated from the increased assessed value resulting from the contemplated restoration/revitalization/expansion improvements. The terms being considered are between seventy-four (74%) and ninety-four (94%) percent of the real property tax increment generated for a twenty (20) year period of time.

Property tax increment may help pay for costs associated with the development of the Kiesel CDA which may include the aforementioned, but not limited to, economic and residential improvement projects.

The estimated future tax increment cash flow is projected in additional detail in Schedule 1 - Tax Increment Revenue Summary. For a 20-year period, the estimated tax increment distributions by Taxing Entity for the estimated investments are projected in Schedule 2.

Evaluation of Application

The following are the requirements of a benefit analysis as established by Utah Code 17C-4-103 to be included in a community development project area plan:

(11) include an analysis or description of the anticipated public benefit to be derived from the community development, including:

- (a) the beneficial influences upon the tax base of the community; and*
- (b) the associated business and economic activity likely to be stimulated;*

(12) and other information that the agency determines to be necessary or advisable.

(11)(a) the beneficial influences upon the tax base of the community;

Incremental New Taxes Resulting from the Proposed Development:

The public investment of tax increment is expected to yield the private investment and the resultant incremental tax revenues to the Taxing Entities. As a result, the Project Area would produce a total gross tax cash flow of \$13.8 million over a 20-year period of time.

For a 20-year period, the incremental tax revenues which are projected to be generated from the increased assessed value resulting from the construction of the restoration/revitalization/expansion improvements are summarized below:

Taxing Entity	20 Year Gross	Annual (Year 1)
Ogden City School Dist.	\$5,265,471	\$146,402
Weber County	\$2,106,188	\$ 58,561
Ogden City	\$1,904,771	\$ 52,961
Weber Basin Water Cons.	\$ 112,466	\$ 3,127
Central Weber Sewer Imp. Dist.	\$ 482,583	\$ 13,418
Weber Co. Mosquito	\$ 10,234	\$ 285
Weber Area Dispatch 911	\$ 173,812	\$ 4,833
Ogden City Special Levy	\$ 168,700	\$ 4,691

The benefits, which are projected, to accrue to the tax base of Ogden, Weber County and surrounding communities include; local option sales tax revenue, real and personal property tax revenue and franchise tax revenue.

(11)(b) the associated business and economic activity likely to be stimulated; and other information that the agency determines to be necessary or advisable;

This public investment of tax increment is expected to stimulate the following associated business and economic activity:

Short-Term Construction Employment

It is estimated that a total of 185 full-time equivalent (FTE) workers will be on-site during construction of the Project Area. The estimated total payroll during the construction period is about \$7.7 million.

The number of construction jobs is calculated based on construction labor costs, which are assumed to be about 35 percent of total construction costs (the remaining 65 percent is spent for materials and overhead). The current average construction wage for the project is estimated to be \$41,800 which is derived from salary/wage data by industry from the State of Utah Department of Workforce Services.

It is reasonable to expect that construction workers may spend a typical portion of their wages in Ogden City and Weber County for food, clothing, recreation and transportation from which sales tax revenue would be generated. A portion of construction materials used during the construction of the Kiesel Community Development Area project may be purchased from suppliers in Ogden City and Weber County.

Direct Employment

It is anticipated that new full-time equivalent employees will be employed by businesses locating in the Project Area as a result of the restoration/revitalization/expansion improvements.

Direct Purchase of Supplies and Services

It is anticipated that the businesses locating in the Project Area will directly purchase local goods and services related to their operations. These purchases will likely increase employment opportunities in the related businesses of management, subcontracting, research, legal, supplies, transportation, etc.

- *Direct impact* is spending done by a business in the local economy to operate the business, including inventory, utilities, equipment and pay to employees.
- *Indirect impact* refers to the conventional multiplier that happens as dollars the local business spends at other area businesses re-circulate.
- *Induced impact* refers to the additional consumer spending that happens as employees, business owners and others spend their income in the local economy.

Associated business and economic activity or the "indirect" and "induced" business impacts of a program, project or facility are often referred to as "multiplier effects," since they can make the overall economic impacts substantially larger than the direct effects alone.

Impact on Other Taxing Entities

The formation of a Community Development Project Area and the related interlocal agreements with taxing entities temporarily diverts to the Agency the tax increment from the taxing entities that would normally receive property tax revenues. Taxing entities agree to provide funding of

the Project Area Plan through interlocal agreements with the Redevelopment Agency of Ogden City to provide all or part of the tax increment from the taxing entities to pay for project costs such as the economic improvement related CDA Specific Projects. The analysis indicates that between 74% to 94% of the tax increment generated from the Project Area for 20 years would amount to an estimated \$10.225 million to \$12.99 million (rounded). It is also anticipated during a 20-year period that 6% of the tax increment generated from the Project Area would amount to an estimated \$836 thousand (rounded). Of course, the actual tax revenue generated is dependent, in part, on the rate of development and the assessed value of improvements in the Project Area. Following the agreed upon Agency tax increment collection period, the entire real property taxes generated from this Project Area would be distributed among all taxing entities in accordance with their tax levies.

Conclusion

Ogden City and the Redevelopment Agency are considering appropriating a portion of the total tax revenue received from the development of the Project Area to the project for the purposes of immediately strengthening the economic base of the community, broadening the City's, Weber County's and the State of Utah tax bases, provide services to the area and generally enhance the safety, prosperity, peace, order and convenience to the community.

Ogden City and the Redevelopment Agency are seeking to encourage and facilitate the development of business activities within the Community Development Area by providing a means by which some portion of the cost incurred in the acquisition, construction or replacement of essential investment and/or infrastructure may be eligible for funding vis-à-vis an appropriation from the tax revenue generated as a result of the development.

The value received for any contribution and/or reimbursement made must be measured on a project-by-project basis over the life of the project. It must be established that additional property tax revenues, or other tangible and quantifiable benefits will be received as a result of a development project for which a contribution/reimbursement are sought.

In determining whether the appropriation/reimbursement is necessary and appropriate to accomplish the reasonable goals and objectives in the area of economic development, job creation and preservation, and other public purposes, the City and Redevelopment Agency should consider what would reasonably be paid every year in return for the development of the Project Area and the generation of new property tax revenues as the result of the project.

The economic benefits associated with the Kiesel Community Development Project Area include:

- < Total investment is estimated to be \$28 million.
- < New direct employment of full-time equivalent jobs.
- < Short-term construction employment estimated to be 185 full-time equivalent jobs with a payroll of \$7.7 million.

- < New indirect employment as the result of the direct employment generated within the Community.
- < Direct purchases for supplies from local suppliers/vendors.
- < A continued economic and commercial diversification of Ogden City, the State of Utah, Weber County and surrounding communities.

Without establishing a community development project area, providing the requested tax increment assistance and committing to invest in the Kiesel Community Development Area will hamper and diminish the scope of development, thus depriving Ogden City and the Weber County area of the economic benefits which could accrue as the result of the development taking place at the level anticipated.

The Kiesel Community Development Project Area meets the requirements set forth in Utah Code title 17C, Chapter 4, Section 103 regarding the proposed Community Development Project Area.

The Kiesel Community Development Project Area in Ogden City will provide beneficial influences upon the tax base of the community.

The Kiesel Community Development Project Area in Ogden City will stimulate business and associated economic activity.

The Kiesel Community Development Project Area will promote the public peace, health, safety and welfare in Ogden City.

There are substantial economic benefits associated with the tax increment investment by Ogden City, Ogden School District, Weber County and other Taxing Entities in the Kiesel Community Development Project Area.

KIESEL CDA
 OGDEN CITY
 TAX INCREMENT DISTRIBUTION BY TAXING ENTITY

SCHEDULE 2
 7/21/2015

Tax Year	Weber County 20.60%	Ogden City Sch. Dist. 51.50%	Ogden City 18.63%	Weber Basin Water Cons. 1.10%	Central Weber Sewer Imp. Dist. 4.72%	Weber Co. Mosquito 0.10%	Weber Area Dispatch 911 1.70%	Ogden City Special Levy 1.65%
1	\$58,561	\$146,402	\$52,961	\$3,127	\$13,418	\$285	\$4,833	\$4,691
2	\$75,449	\$188,622	\$68,233	\$4,029	\$17,287	\$367	\$6,226	\$6,043
3	\$80,274	\$200,685	\$72,597	\$4,286	\$18,393	\$390	\$6,625	\$6,430
4	\$98,531	\$246,327	\$89,108	\$5,261	\$22,576	\$479	\$8,131	\$7,892
5	\$105,051	\$262,628	\$95,005	\$5,610	\$24,070	\$510	\$8,669	\$8,414
6	\$112,555	\$281,387	\$101,791	\$6,010	\$25,789	\$547	\$9,289	\$9,015
7	\$112,555	\$281,387	\$101,791	\$6,010	\$25,789	\$547	\$9,289	\$9,015
8	\$112,555	\$281,387	\$101,791	\$6,010	\$25,789	\$547	\$9,289	\$9,015
9	\$112,555	\$281,387	\$101,791	\$6,010	\$25,789	\$547	\$9,289	\$9,015
10	\$112,555	\$281,387	\$101,791	\$6,010	\$25,789	\$547	\$9,289	\$9,015
11	\$112,555	\$281,387	\$101,791	\$6,010	\$25,789	\$547	\$9,289	\$9,015
12	\$112,555	\$281,387	\$101,791	\$6,010	\$25,789	\$547	\$9,289	\$9,015
13	\$112,555	\$281,387	\$101,791	\$6,010	\$25,789	\$547	\$9,289	\$9,015
14	\$112,555	\$281,387	\$101,791	\$6,010	\$25,789	\$547	\$9,289	\$9,015
15	\$112,555	\$281,387	\$101,791	\$6,010	\$25,789	\$547	\$9,289	\$9,015
16	\$112,555	\$281,387	\$101,791	\$6,010	\$25,789	\$547	\$9,289	\$9,015
17	\$112,555	\$281,387	\$101,791	\$6,010	\$25,789	\$547	\$9,289	\$9,015
18	\$112,555	\$281,387	\$101,791	\$6,010	\$25,789	\$547	\$9,289	\$9,015
19	\$112,555	\$281,387	\$101,791	\$6,010	\$25,789	\$547	\$9,289	\$9,015
20	\$112,555	\$281,387	\$101,791	\$6,010	\$25,789	\$547	\$9,289	\$9,015
	\$2,106,188	\$5,265,471	\$1,904,771	\$112,466	\$482,583	\$10,234	\$173,812	\$168,700

APPENDIX E
PROJECT AREA BUDGET

KIESEL CDA OGDEN CITY PROJECTED USES/COSTS		7/21/2015			
Major Use	Sq. Ft.	Land Appreciation/ Depreciation	Total Const. Cost	Total PP. Cost **	Total Project Costs
Site Summary					
Kiesel Bldg. - Residential			\$4,500,000	\$0	\$4,500,000
Berthana Bldg.			\$750,000	\$0	\$750,000
Marriott Improvements			\$1,000,000	\$0	\$1,000,000
IRS - Phase 4	60,000		\$7,000,000	\$0	\$7,000,000
Old Post Office Enhancements			\$250,000	\$0	\$250,000
Thorstensen Bldg. - Main Level/Commercial, 2 Upper Floors/Residential			\$4,000,000	\$0	\$4,000,000
Proud Fit Bldg.			\$2,000,000	\$0	\$2,000,000
Additional Improvements			\$2,500,000	\$0	\$2,500,000
Parking Improvements - Public			\$6,000,000	\$0	\$6,000,000
TOTAL	60,000		\$28,000,000	\$0	\$28,000,000

exempt

KIESEL CDA
 OGDEN CITY
 20 YEAR - PROJECT AREA BUDGET - CUMULATIVE

7/21/2015

	BASE YEAR 2015	CUMULATIVE 20 YEAR	ALLOCATED % OF TOTAL TAX INCREMENT
PROJECT REVENUES			
Property Tax (Base Year Taxable Value)	\$383,501 \$21,203,119	\$7,670,016.27	
Projected Tax Increment RDA TOTAL -20 YEARS Agency			
Eligible Project Area Expenditures	\$0	\$10,224,215	74%
Housing - 20%		\$2,765,095	20%
RDA Administration	\$0	\$836,165	6%
Total Tax Increment	\$0	\$13,825,475	100%
Projected tax increment expected to be passed through with other taxing entities	\$0	\$0	0%
TOTAL PROJECT REVENUES	\$0	\$13,825,475	100%
PROJECT INVESTMENTS			
PROJECTED BUILDING & CAPITAL EQUIPMENT INVESTMENTS			
Total Building Investments	\$0	\$28,000,000	
Total Capital Equipment Investments	\$0	\$0	
TOTAL CAPITAL AND RELATED INVESTMENTS	\$0	\$28,000,000	
INVESTMENTS REIMBURSABLE FROM TAX INCREMENT			
Administration	\$0	\$836,165	6%
Housing	\$0	\$2,765,095	20%
Total tax increment for project area improvements and infrastructure benefiting the project area, in & outside the project area & other eligible expenditures, including but not limited too, land acquisition, public infrastructure improvements, loans, grants, incentives to private and public entities, cost of financing such as interest/issuance costs & reserves	\$0	\$10,224,215	74%
TOTAL INVESTMENTS REIMBURSABLE FROM TAX INCREMENT	\$0	\$13,825,475	100%
TOTAL PROJECT INVESTMENTS	\$0	\$41,825,475	

KIESEL CDA
 OGDEN CITY

TAX INCREMENT DISTRIBUTION BY TAXING ENTITY

7/21/2015

Tax Year	Weber County 20.60%	Ogden City Sch. Dist. 51.50%	Ogden City 18.63%	Weber Basin Water Cons. 1.10%	Central Weber Sewer Imp. Dist. 4.72%	Weber Co. Mosquito 0.10%	Weber Area Dispatch 911 1.70%	Ogden City Special Levy 1.65%
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17	\$112,555	\$281,387	\$101,791	\$6,010	\$25,789	\$547	\$9,289	\$9,015
18	\$112,555	\$281,387	\$101,791	\$6,010	\$25,789	\$547	\$9,289	\$9,015
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	\$2,106,188	\$5,265,471	\$1,904,771	\$112,466	\$482,583	\$10,234	\$173,812	\$168,700

KIESEL CDA
 OGDEN CITY
 Real Property

Parcel No.	Property Address	Owner	2014			Total Mkt. Value	Taxable Value	2015			Total Mkt. Value	Taxable Value
			Acres	Land Value	Bldg. Value			Land Value	Bldg. Value			
010210032		United State of America	0.14	\$61,250	\$0	\$61,250	0	\$61,250	\$0	\$61,250	\$0	
010210034		United State of America	0.1	\$43,990	\$0	\$43,990	0	\$43,990	\$0	\$43,990	\$0	
010210035		United State of America	0.14	\$62,440	\$0	\$62,440	0	\$62,440	\$0	\$62,440	\$0	
010210019		Alvey Holding LLC	0.05	\$7,868	\$2,380	\$10,248	\$10,248	\$7,868	\$2,499	\$10,367	\$10,367	
010210037		Alvey Holding LLC	0.16	\$27,796	\$284,528	\$312,324	\$312,324	\$27,796	\$298,754	\$326,550	\$326,550	
010210036		Alvey Holding LLC	0.18	\$31,364	\$161,327	\$192,691	\$192,691	\$31,364	\$161,615	\$192,979	\$192,979	
010210038		Phidia K. & Homer K. Cutrubs	0.41	\$71,440	\$59,707	\$131,147	\$131,147	\$71,440	\$62,693	\$134,133	\$134,133	
010210043		H & P Investments	0.4	\$69,660	\$5,874	\$75,534	\$75,534	\$69,660	\$6,168	\$75,828	\$75,828	
010210098		CSPE005 LLC	0.27	\$118,680	\$769,416	\$888,096	\$888,096	\$118,680	\$807,887	\$926,567	\$926,567	
010210049		LohMueller Reh, LLC	0.05	\$22,600	\$168,158	\$190,758	\$190,758	\$22,600	\$168,846	\$189,446	\$189,446	
010210094		Dogma Group LLC	0.14	\$60,910	\$316,862	\$377,772	\$377,772	\$60,910	\$332,705	\$393,616	\$393,616	
010210082		Dogma Group LLC	0.19	\$94,310	\$892,322	\$976,632	\$976,632	\$84,310	\$1,135,854	\$1,220,164	\$1,220,164	
010210047		Ogden RDA	0.25	\$167,372	\$0	\$167,372	\$0	\$167,372	\$0	\$167,372	\$0	
010210046		Ogden RDA	0.13	\$87,750	\$0	\$87,750	\$0	\$87,750	\$0	\$87,750	\$0	
010210041		Century Investments Partnership LLC	0.25	\$43,560	\$239,102	\$282,662	\$282,662	\$43,560	\$261,058	\$294,618	\$294,618	
010210040		Century Investments Partnership LLC	0.03	\$5,932	\$25,473	\$31,405	\$31,405	\$5,932	\$26,747	\$32,679	\$32,679	
010210039		H & P Investments	0.13	\$22,360	\$0	\$22,360	\$22,360	\$22,360	\$0	\$22,360	\$22,360	
010210031		United State of America	0.17	\$75,100	\$0	\$75,100	\$0	\$75,100	\$0	\$75,100	\$0	
010210030		United State of America	0.16	\$69,300	\$0	\$69,300	\$0	\$69,300	\$0	\$69,300	\$0	
010210029		United State of America	0.19	\$81,670	\$0	\$81,670	\$0	\$81,670	\$0	\$81,670	\$0	
010200005		Ogden City Neighborhood Deve. Agency	0.99	\$173,250	\$12,487	\$185,737	\$0	\$173,250	\$13,111	\$186,361	\$0	
010200008		Ogden Hotel Investors LLC	1.55	\$271,250	\$0	\$271,250	\$271,250	\$271,250	\$0	\$271,250	\$271,250	
010200008		Ogden Hotel Investors LLC	4.11	\$719,250	\$6,126,442	\$6,845,692	\$6,845,692	\$719,250	\$4,552,313	\$5,271,563	\$5,271,563	
010200063		Pingree Family Limited Company	1.04	\$453,020	\$317,980	\$771,000	\$771,000	\$453,020	\$319,470	\$772,490	\$772,490	
010290001		Old Ogden Post Office Bldg. LLC	1.38	\$241,500	\$998,837	\$1,238,337	\$1,238,337	\$241,500	\$1,083,515	\$1,325,015	\$1,325,015	
010290030		Presidential Utah Properties LLC	0.19	\$37,484	\$571,254	\$608,738	\$608,738	\$37,484	\$568,128	\$605,612	\$605,612	
010290034		Presidential Utah Properties LLC	0.08	\$14,652	\$0	\$14,652	\$14,652	\$14,652	\$0	\$14,652	\$14,652	
010290035		Presidential Utah Properties LLC	0.23	\$39,980	\$6,534	\$46,514	\$46,514	\$39,980	\$5,940	\$45,920	\$45,920	
010290015		George & Dragon LLC	0.55	\$96,444	\$599,045	\$695,489	\$695,489	\$96,444	\$628,997	\$725,441	\$725,441	
010290027		George & Dragon LLC	0.14	\$23,900	\$260,314	\$284,214	\$284,214	\$23,900	\$260,259	\$284,159	\$284,159	
010290026		Episcopal Church in Utah Corp.	0.18	\$31,500	\$0	\$31,500	\$0	\$31,500	\$0	\$31,500	\$0	
010290025		Episcopal Church in Utah Corp.	0.67	\$116,740	\$707,491	\$824,231	\$0	\$110,740	\$742,865	\$859,605	\$0	
010290024		Episcopal Church in Utah Corp.	0.08	\$14,000	\$0	\$14,000	\$0	\$14,000	\$0	\$14,000	\$0	
010290023		Episcopal Church in Utah Corp.	0.8	\$14,000	\$0	\$14,000	\$0	\$14,000	\$0	\$14,000	\$0	
010290022		Ogden City	0.11	\$19,250	\$0	\$19,250	\$0	\$19,250	\$0	\$19,250	\$0	
010290016		Ogden City	2.11	\$367,500	\$0	\$367,500	\$0	\$367,500	\$0	\$367,500	\$0	
010290011		Ogden City	0.17	\$29,750	\$0	\$29,750	\$0	\$29,750	\$0	\$29,750	\$0	
010290020		Ogden City	0.08	\$14,000	\$0	\$14,000	\$0	\$14,000	\$0	\$14,000	\$0	
010290019		Ogden City	0.12	\$21,000	\$0	\$21,000	\$0	\$21,000	\$0	\$21,000	\$0	
010290018		Ogden City	0.3	\$525,000	\$0	\$525,000	\$0	\$525,000	\$0	\$525,000	\$0	
010290017		Ogden City	0.33	\$57,750	\$0	\$57,750	\$0	\$57,750	\$0	\$57,750	\$0	
010290014		Ogden City	0.17	\$29,750	\$0	\$29,750	\$0	\$29,750	\$0	\$29,750	\$0	
010290013		Ogden City	0.2	\$33,250	\$0	\$33,250	\$0	\$33,250	\$0	\$33,250	\$0	
010290012		Ogden City	0.50	\$98,000	\$0	\$98,000	\$0	\$98,000	\$0	\$98,000	\$0	
010290036		Ogden City	0.1	\$17,500	\$0	\$17,500	\$0	\$17,500	\$0	\$17,500	\$0	
010290037		Ogden City	0.05	\$8,750	\$0	\$8,750	\$0	\$8,750	\$0	\$8,750	\$0	
010290031		Ogden City	0.09	\$15,750	\$0	\$15,750	\$0	\$15,750	\$0	\$15,750	\$0	
010290033		Ogden City	0.09	\$15,750	\$0	\$15,750	\$0	\$15,750	\$0	\$15,750	\$0	
010290038		Hal & Lorene LaFleur Family Trust	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
010290039		Hal & Lorene LaFleur Family Trust	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
010290040		Hal & Lorene LaFleur Family Trust	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
010290041		Beaton Property Management LLC	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
010290042		Beaton Property Management LLC	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
010290007		Hal & Lorene LaFleur Family Trust	0.04	\$18,200	\$74,072	\$92,272	\$92,272	\$18,200	\$77,776	\$95,976	\$95,976	
010290008		Hal & Lorene LaFleur Family Trust	0.15	\$65,870	\$54,130	\$120,000	\$120,000	\$51,170	\$69,206	\$120,376	\$120,376	
010290009		Hal & Lorene LaFleur Family Trust	0.12	\$50,290	\$195,940	\$247,230	\$247,230	\$50,290	\$208,787	\$257,077	\$257,077	
010290010		Hal & Lorene LaFleur Family Trust	0.09	\$18,184	\$8,901	\$25,085	\$25,085	\$16,184	\$9,346	\$25,530	\$25,530	
010290006		SRBTT Richards Family Part. LLC	0.11	\$48,920	\$162,828	\$211,748	\$211,748	\$48,920	\$170,970	\$219,890	\$219,890	
010290005		Jayhoun Saissan	0.4	\$178,070	\$132,231	\$308,301	\$308,301	\$176,070	\$138,843	\$314,913	\$314,913	
010290004		Hortencia Escamilla Hernandez	0.29	\$127,440	\$48,905	\$174,345	\$174,345	\$127,440	\$49,250	\$176,690	\$176,690	
010290003		Charles L. Criffenden Jr.	0.27	\$118,140	\$305,890	\$424,030	\$424,030	\$118,140	\$309,223	\$427,363	\$427,363	
010290002		Charles L. Criffenden Jr.	0.28	\$124,080	\$39,530	\$163,610	\$163,610	\$124,080	\$41,507	\$165,587	\$165,587	
010190034		Ogden City Neighborhood Deve. Agency	1.5	\$261,360	\$0	\$261,360	\$0	\$261,360	\$0	\$261,360	\$0	
010190037		Ogden City RDA	0.59	\$101,884	\$33,862	\$135,868	\$0	\$101,884	\$35,576	\$137,560	\$0	
010190032		Lincoln Building LLC	0.69	\$120,224	\$750,497	\$870,721	\$870,721	\$120,224	\$788,022	\$908,246	\$908,246	
010190023		C2 Investments LLC	1.63	\$285,250	\$1,455,152	\$1,740,402	\$1,740,402	\$285,250	\$1,527,910	\$1,813,160	\$1,813,160	
010190024		C2 Investments LLC	0.72	\$126,000	\$0	\$126,000	\$126,000	\$126,000	\$0	\$126,000	\$126,000	
010190019		C2 Investments LLC	0.73	\$213,220	\$778,550	\$991,770	\$991,770	\$213,220	\$817,478	\$1,030,698	\$1,030,698	
010860009		New Brigham Investors LLC	0.03	\$30,000	\$25,013	\$55,013	\$55,013	\$30,000	\$25,013	\$55,013	\$55,013	
010190015		D2 Investments LLC	0.43	\$73,038	\$307,025	\$380,061	\$380,061	\$73,636	\$322,376	\$396,012	\$396,012	
010190014		D2 Investments LLC	1.08	\$188,180	\$200,545	\$388,725	\$388,725	\$188,180	\$210,572	\$398,752	\$398,752	
010190029		Ogden City RDA	0.03	\$5,228	\$0	\$5,228	\$0	\$5,228	\$0	\$5,228	\$0	
010900005		Common Area Alice Corner Condo	0.01	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
010890001		Boyer Ogden Holdings LC	1.9	\$332,600	\$144,610	\$477,210	\$477,210	\$332,600	\$151,841	\$484,341	\$484,341	
010300006		WYL Orton Properties LLC	0.4	\$69,168	\$579,492	\$648,660	\$648,660	\$69,168	\$609,467	\$677,635	\$677,635	
010300007		Judy C. Orton	0.26	\$45,144	\$140,525	\$185,669	\$185,669	\$45,144	\$147,551	\$192,695	\$192,695	
010300008		Judy C. Orton	0.24	\$42,456	\$132,952	\$175,408	\$175,408	\$42,156	\$139,600	\$181,756	\$181,756	

\$22,074,365

\$21,203,119

\$871,246

RESOLUTION NO. _____

**A RESOLUTION OF THE REDEVELOPMENT AGENCY OF OGDEN CITY
APPROVING AND ADOPTING THE DRAFT COMMUNITY DEVELOPMENT
PROJECT AREA PLAN AND BUDGET DATED SEPTEMBER 22, 2015 ENTITLED
KIESEL COMMUNITY DEVELOPMENT PROJECT AREA PLAN AND BUDGET**

WHEREAS, pursuant to Section 17C-4-1-1 of the act known as Limited Purpose Local Government Entities – Community Development and Renewal Agencies (the “**Act**”), the Redevelopment Agency of Ogden City (the “**Agency**”) adopted Resolution No. 2015-10 authorizing and directing the preparation of a draft community development project area plan and budget for the proposed Kiesel Community Development Project Area (as more particularly defined in Exhibit A - Project Area; the “**Project Area**”); and

WHEREAS, pursuant to Sections 17C-4-102 and 17C-4-103 of the Act, the Agency prepared a Draft Community Development Plan for the Kiesel Community Development Project Area (the “**Draft Plan**”); and

WHEREAS, pursuant to Section 17C-4-102 of the Act, the Agency made the Draft Plan available to the public commencing on August 21, 2015;

WHEREAS, pursuant to Sections 17C-4-102 and 17C-4-402 of the Act, the Agency gave notice of a plan hearing on the Draft Plan; and

WHEREAS, pursuant to Section 17C-4-102 of the Act, the Agency held a plan hearing on the Draft Plan on September 22, 2015; and

WHEREAS, having received and heard all public comment on and objections to the Draft plan submitted for its consideration, the Agency has passed upon such objections as it has received and/or has made such modifications and/or amendments to the Draft Plan as it deems appropriate, if any; and

WHEREAS, before holding the plan hearing, pursuant to the Act, the Agency provided for the State Board of Education and each taxing entity that levies a tax on property within the Trackline Economic Development Project Area an opportunity to consult with the Agency regarding the Draft Plan and Budget; and

WHEREAS, in order to approve the Draft Plan pursuant to Section 17C-4-102 of the Act, the Agency must adopt a resolution in accordance with 17C-4-104 of the Act.

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Agency of Ogden City as follows:

SECTION 1

Legal Description. The legal description of the boundaries of the Kiesel Community Development Project Area is set forth and attached hereto in Exhibit A - Project Area.

SECTION 2

Agency Purposes and Intent with Respect to the Project Area. The purpose and intent of the Agency with respect to the Project Area are as follows:

- a. To satisfy the purposes of the Act, as defined therein, by encouraging, promoting, and providing for the community development within the Project Area, as well as the provision of other improvements that benefit the community.
- b. To promote and market the Project Area for development that will enhance the economic health of the community through increase of the City's commercial tax base.
- c. To promote functional utilities and other infrastructure to provide for expanded residential and business activity.
- d. To promote the attractive and beneficial revitalization and occupancy of key contributing historic buildings.
- e. Coordinate and promote improvement of the transportation system improvements within the Project Area, including road improvements, parking, access management, and pedestrian/bicycle amenities.

SECTION 3

Designation, Adoption, and Incorporation of the Plan. The Draft Plan is hereby designated the Official Community Development Project Area Plan for the Kiesel Community Development Project Area (the "**Official Plan**"), and is incorporated herein by this reference as Exhibit B – Official Plan. The Agency hereby officially approves and adopts the Official Plan for the Kiesel Community Development Project Area.

SECTION 4

Finding and Determinations. The Agency hereby finds and determines that adoption of the Official Plan will:

- a. Satisfy the public purpose of encouraging, promoting, and providing for community development within the Project Area as authorized by law;
- b. Provide a public benefit as shown by the analysis set forth in Section 13 of the Official Plan conducted in accordance with Section 17C-4-103(11) of the Act;
- c. Be economically sound and feasible;

- d. Conform to the General Plan of Ogden City; and
- e. Promote the public peace, health, safety, and welfare of Ogden City.

SECTION 5

Submission of the Official Plan to the City Council of Ogden City for Adoption by Ordinance. Pursuant to Section 17C-4-105 of the Act, the Agency requests that the Official Plan be reviewed by, and if approved, adopted by the City Council (the “**City Council**”) by ordinance.

SECTION 6

Recording and Transmittal. Pursuant to Section 17C-4-106(5), the Agency shall make a copy of the Official Plan available to the general public at its offices during normal business hours. Pursuant to Section 17C-4-107 of the Act, the Agency shall take the following actions within 30 days after the adoption of the Official Plan by the City Council:

- a. record with the Weber County Recorder a document containing a description of the land within the Project Area, a statement that the Official Plan for the Project Area has been adopted, and the date of its adoption by the City Council;
- b. transmit a copy of the description of the land within the Project Area and an accurate map or plat indicating the boundaries of the Project Area to the Automated Geographic Reference Center created under UCA § 63F-1-506;
- c. transmit a copy of the description of the land within the Project Area, a copy of the City Council ordinance adopting the Official Plan, and a map or plat indicating the boundaries of the Project Area to each of the following: (i) the Weber County Auditor, Recorder, Attorney, Surveyor, and Assessor; (ii) the officer or officers performing the function of auditor or assessor for each taxing entity, if any, that does not use the county assessment roll or collect its taxes through the county; (iii) the legislative body or governing board of each taxing entity; (iv) the State Tax Commission; and (v) the State Board of Education.

SECTION 7

Execution of the Plan. Following the adoption of the Official Plan by the City Council, the Agency shall proceed to carry out the Official Plan. The Executive Director of the Agency are hereby directed and authorized to take all such actions as necessary to effectuate the purposes and intent of this resolution.

SECTION 8

Effective Date. This resolution shall take effect upon its adoption.

IN WITNESS WHEREOF, the Redevelopment Agency Ogden City has approved, passed and adopted this Resolution this _____ day of _____, 2015.

Chair

ATTEST: _____

APPROVED AS TO FORM: _____
Legal Date

EXHIBIT A
Project Area

The Kiesel Community Development Project Area is enclosed within the following boundaries and is described as:

Beginning at the Northeast Corner of Block 33, Plat "A" Ogden City Survey, thence South 01°17'14" West 763.79 feet along east side and a projection of said line of said block to the Northeast Corner of Block 24, Plat "A", Ogden City Survey, thence South 88°48'45" East 460.58 feet along the projected North line of Block 25, Plat "A", Ogden City Survey, to the northwest corner of Lot 7 of said block, thence South 01°17'49" West 534.55 feet along east right of way line of Kiesel Avenue to a point which is 132.00 feet North of the southwest corner of Lot 1 of said block, thence North 88°41'53" West 361.90 feet along a projected line along the north line of Lot 2 of said block to the a point on the east right of way line of Grant Avenue, thence North 75°36'30" West 101.61 feet to a point on the west right of way line of Grant Avenue, which point is 155.00 feet north of the southeast corner of Block 24, Plat "A", Ogden City Survey, thence North 88°41'06" West 139.91 feet, thence South 01°18'44" West 14.63 feet to a point of curve to the right, having a radius of 25.50 feet and a arc length of 39.56 feet (Long chord bearing is South 45°44'42" West 35.71 feet, thence North 88°41'19" West 369.06 feet to a point of curve to the left having a radius of 10.00 feet and an arc length of 15.71 feet (Long chord bearing is North 43°43'42" West 14.14 feet), thence to a point of reverse curve to the right, having a radius of 73.78 feet and an arc length of 21.83 feet (Long chord bearing is North 80°15'02" West 21.75 feet), thence North 01°16'18" East 4.97 feet, thence North 88°41'06" West 101.17 feet to the east right of way line of Lincoln Avenue, thence North 89°16'01" West 99.02 feet to a point on the west right of way line of said street, thence North 88°41'29" West 383.59 feet, thence South 01°10'56" West 12.00 feet, thence North 88°41'29" West 283.02 feet to a point on the east right of way line of Wall Avenue, thence North 01°18'29" East 937.67 feet along said right of way line, thence South 88°41'31" East 133.32 feet , thence North 01°18'53" East 16.37 feet, thence South 87°54'08" East 266.65 to a point of the west line of Lot 2, Block 34, Plat A, Ogden City Survey, thence South 01°21'17" West 407.11 feet to a point on the north line of Block 23, Plat A, Ogden City Survey, thence South 88°49'04" East 365.55 along the north line and the projection of said block to the Northwest corner of Block 24, Plat A, Ogden City Survey, thence North 01°20'21" East 765.00 feet along the extension of the west side of Block 33, Plat A, Ogden City Survey and the west side of said block to the Northwest corner of Block 33, Plat A, Ogden City Survey, thence South 88°42'50" East 666.60 feet along the north line of said block to the point of beginning.

EXHIBIT B
Official Plan