Ogden City

Redevelopment Agency Meeting Agenda
September 8, 2015 – 6:00 p.m.
City Council Chambers
Municipal Building – Third Floor
2549 Washington Boulevard, Ogden, UT 84401

1. Roll call.

2. Pledge of Allegiance.

3. Moment of Silence.

4. Approval of Minutes:
   a. Special Meeting of June 23, 2015 – *Board member Blair*

5. Reports from Administration:
   a. **Establishment of Oak Den Survey Area.** Proposed Resolution 2015-13 authorizing the establishment of a survey area comprise of land located at 23rd Street to 26th Street from Madison Avenue to Jackson Avenue. *(Adopt/not adopt resolution –roll call 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. Adjournment.

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In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings 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 4th day of September, 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

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Redevelopment Agency Board Agenda Information Line – 801-629-8159
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Redevelopment Agency Meeting
BOARD STAFF REVIEW

OAK DEN SURVEY AREA

- ***Designation of Survey Area – Nine Block Area 23rd to 26th Streets and Jackson to Madison Avenues***
- ***Authorization for Blight Study Within Survey Area***

DETERMINATION: **Adopt or Not Adopt Resolution**

Executive Summary

The Board will consider a Resolution designating the Oak Den Survey Area for the nine-block area 23rd to 26th Streets and Jackson to Madison Avenues, and authorizing a blight study for the area. This is the first step in creating a new Urban Renewal Area.

Background

July 7, 2015

The RDA Office received an Administrative Transmittal requesting that the Board designate a survey area for the Oak Den Urban Renewal Project Area and authorize a study to examine the extent of blight conditions within the survey area.

Process for Adopting an Urban Renewal Project Area Plan (Official Actions Highlighted)

RDA

1) **Adopt a resolution designating a survey area and authorizing a blight study.**
2) *Complete a blight study.*
3) **Set a hearing on the blight study. Provide 30-day notice to property owners.**
4) **Hold a hearing on the blight study to consider whether there is evidence of blight and whether adoption of an urban renewal project area plan should be pursued.**
5) **Adopt a resolution making a finding regarding the existence of blight in the proposed urban renewal project area and authorizing the preparation of a draft project area plan and budget.**
6) *Prepare a draft project area plan and budget.*

7) *Planning Commission reviews for consistency with General Plan.*
8) **Set hearing on the draft project area plan and budget.** (Draft project area plan and budget must be made available to the public at the Agency's offices during normal business hours for 30 days.)
9) *Prior to hearing provide an opportunity for the Taxing Entity Committee to review and consult with the agency regarding the draft project area plan and budget.*
10) *Taxing entity committee must approve the finding of blight and the draft budget via Resolution.*
11) Hold a public hearing on the draft project area plan and budget. Allow public comment regarding whether the draft plan and budget should be revised, approved, or rejected.
Note: If forty percent (40%) of the property owners object in writing, voter approval is required. If two- thirds (2/3) of the property owners object in writing, the Urban Renewal area cannot be created or considered again for three (3) years.
12) **Adopt the plan by resolution after all appropriate changes have been made.** Resolution must include, among other things, findings of the following:
    - There is a public purpose for creating the area
    - It is economically sound and feasible to create the area; and
    - Carrying out the project area plan will promote the public peace, health, safety, and welfare of the community

<u>City Council</u>
Adopt the urban renewal project area plan and budget by ordinance. Give notice and allow a 30-day contest period.

Lester Park RDA
The proposed Oak Den URA overlaps the existing Lester Park RDA. State law does allow overlap of redevelopment areas. However tax increment derived from the overlapping areas cannot

exceed 100%--in other words tax increment cannot be collected twice. The financial obligations of the Lester Park RDA extend through 2018. Those financial obligations must be covered either by the new URA if Lester Park is dissolved or by the existing Lester Park RDA with a reduction in tax increment going to the new URA.

Proposal

The Administration is requesting the Board adopt a Resolution designating the Oak Den Survey Area. Boundaries for Survey Area are proposed to be 23rd to 26th Street and Madison to Jackson Avenues. The proposed Resolution also authorizes and directs the Administration to complete a blight study as required by state law and report the findings to the Board.

Schedule

A schedule for Board actions and public notice will be established once the blight study has been completed and reviewed by staff. Staff estimates that it will take thirty (30) to sixty (60) days to complete the study.

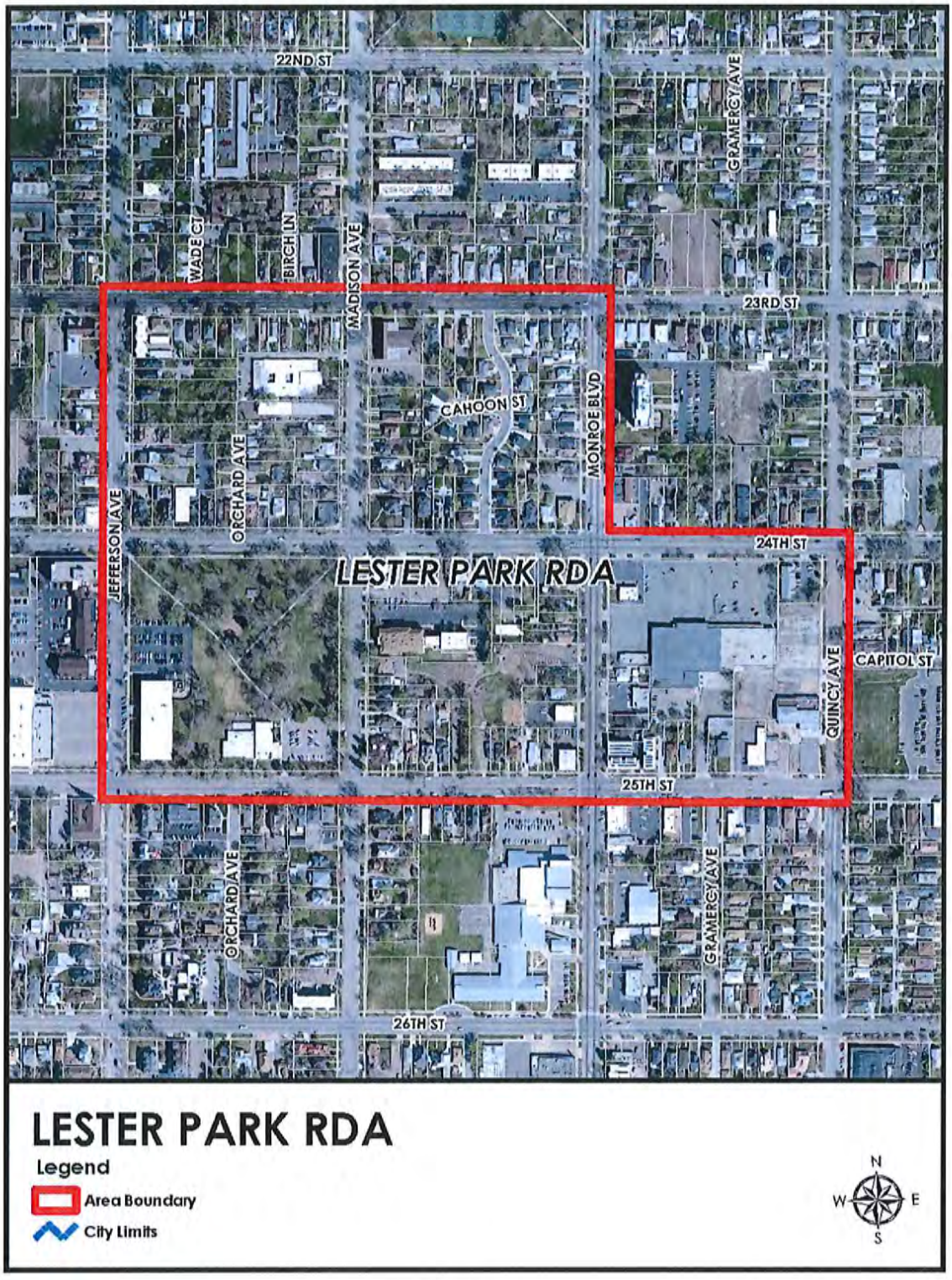
Questions

1. Please explain whether the Administration will be proposing a dissolution or continuation of the Lester Park RDA and how the financial obligations will be handled.

2. Has the Administration reached out to members of the taxing entity committee regarding the proposal for a new URA? If so, is there general support for the project?

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

Redevelopment Project Area – **Lester Park**



OGDEN CITY REDEVELOPMENT AGENCY TRANSMITTAL

RECEIVED
JUL 07 2015
OGDEN CITY
COUNCIL OFFICE

DATE:	June 28, 2015
TO:	Ogden City Redevelopment Agency Board
THRU:	Mark Johnson, CAO
FROM:	Tom Christopulos, CED Director
RE:	Designation of Oak Den Survey Area
STAFF CONTACT:	Brandon Cooper, CED Deputy Director
REQUESTED TIMELINE:	As soon as convenient
RECOMMENDATION:	Approval of the Resolution to designate a survey area
DOCUMENTS:	Draft Resolution; Map of Oak Den Survey Area; Map of East Central Survey Area (for reference); URA process flow chart

DISCUSSION

In 2008, in anticipation of the creation of the East Washington Urban Renewal Project Area, established between 20th and 24th Streets and Washington Blvd and Adams Ave, the Agency adopted Resolution 2008-9 designated a survey area generally between 20th and 27th from Washington to Jackson ("**East Central Survey Area**") for the purpose of determining feasibility and whether blight existed in that area (see Map of East Central Survey Area).

In 2010, the Agency found that blight did indeed exist in this area and subsequently adopted Resolution 2010-22, making a finding of blight, and Resolution 2010-30 approving the East Washington Urban Renewal Project Plan.

Agency staff, as a function of the Quality Neighborhoods Strategy, is currently working on multiple prospective projects within the original East Central Survey Area and anticipate the need for tax increment finance as a source of funding along with the statutory benefits of an urban renewal area. However, due to constraints within Section 17C-2-102 of the Utah Community Development and Renewal Agencies Act (the "**Act**"), the Agency may not approve a project area plan more than one year after adoption of a resolution making a finding of blight. Therefore, it has become necessary to pursue the establishment of a new project area by beginning the process anew pursuant to Section 17C-2-102 of the Act.

The attached resolution has been prepared for consideration of the Board regarding the (1) designation of Oak Den Survey Area which comprises parts of the original East Central Survey Area (see attached Map of East Central Survey Area 2 for reference) (2) authorization of staff to contract with a third party consulting firm to conduct a study to determine if blight, as defined in the Act, exists within proposed Oak Den Survey Area.

A flow chart describing the process of adopting an urban renewal project area is attached for reference.

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

RDA Study Area
East Central Redevelopment Survey Area
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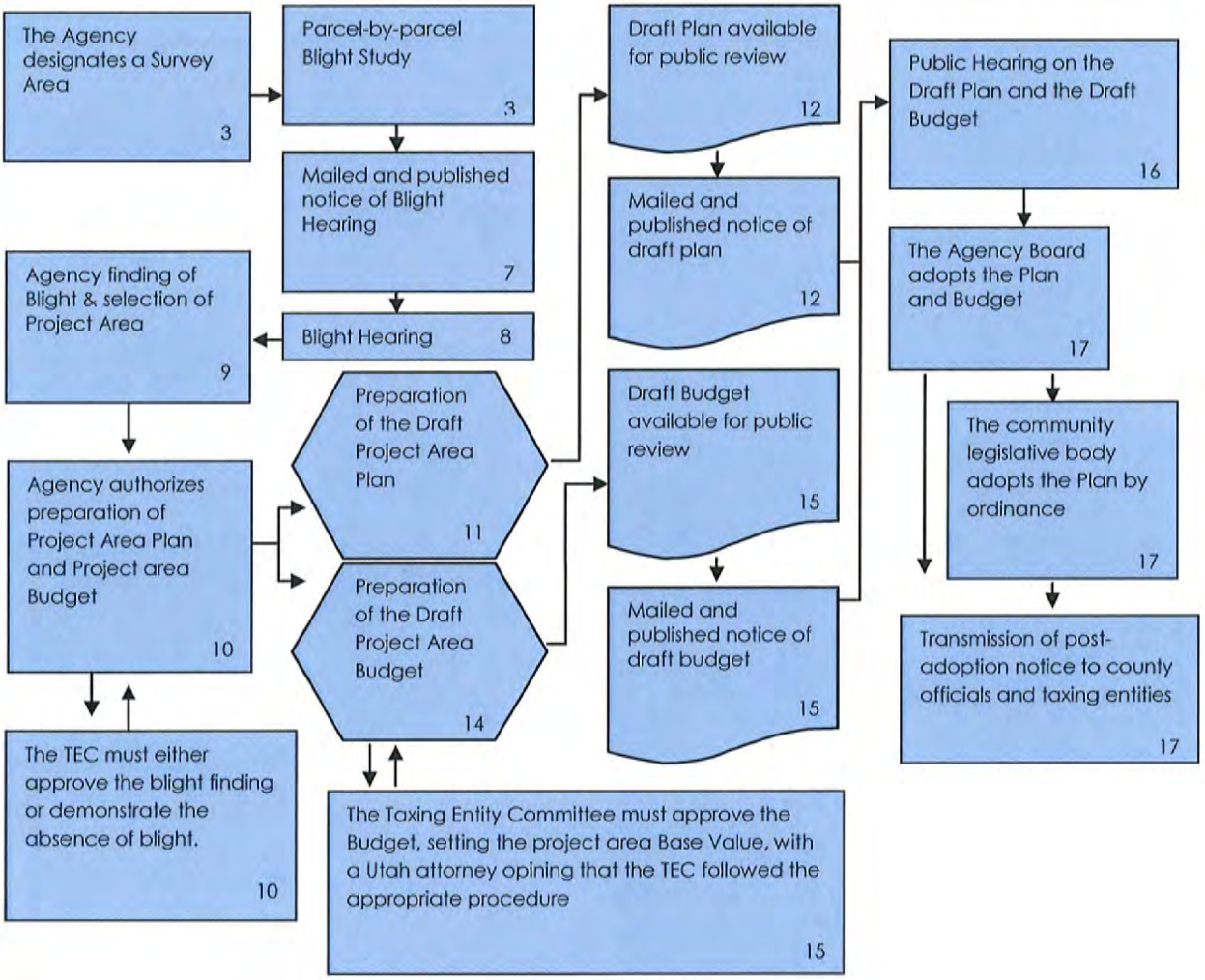
1 inch equals 600 feet

Section 2 – Mapping out the Process

***Each number in each box corresponds to a page number in this document where a checklist of the process may be found.**



RESOLUTION NO. 2015-13

A RESOLUTION OF THE OGDEN CITY REDEVELOPMENT AGENCY AUTHORIZING THE ESTABLISHMENT OF A SURVEY AREA COMPRISED OF THE LAND BOUNDED BY AND INCLUDING THE FOLLOWING STREETS – 23rd STREET TO 26TH STREET FROM MADISON AVENUE TO JACKSON AVENUE.

WHEREAS, the Ogden City Redevelopment Agency ("**Agency**") is a separate public body corporate and politic, duly and regularly created, established, organized and existing under and by virtue of the Constitution and laws of the State of Utah; and

WHEREAS, the Agency operates and is authorized to transact business and exercise its powers under and pursuant to the Limited Purpose Local Government Entities – Community Development and Renewal Agencies Act, Title 17C, Utah Code Annotated 1953, as amended (the "**Act**"), previously known as the Utah Redevelopment Agencies Act; and

WHEREAS, the area of land between 23rd Street and 26th Street from Madison Avenue to Jackson Avenue ("**Land**"), more commonly known as part of the East Central community, is comprised of neighborhoods and businesses that are vital to the sound growth of the municipality, the health and safety of its citizens, and the economic vitality of the downtown specifically and the larger community in general; and

WHEREAS, in accordance with Section 17C-2-101 of the Act, the Agency previously approved and adopted Resolution No. 2008-9 on August 19, 2008, effectively designating a large portion of the Land as described herein to be known as the East Central Survey Area and authorized the Agency and its personnel to carry out the survey and to prepare such materials as may be necessary to select or to assist in the selection of one or more Urban Renewal, Economic Development, and/or Community Development project areas within the proposed East Central Survey Area; and

WHEREAS, as a result of such efforts, the Agency adopted Resolution No. 2010-22 on April 15, 2010 making a finding of blight within the East Central Survey Area and subsequently adopted Resolution No. 2010-30 on July 18, 2010 approving the creation of the East Washington Urban Renewal Project Area; and

WHEREAS, in accordance with 17C-2-102, the Agency shall not approve a project area plan more than one year after adoption of a resolution making a finding of blight; and

WHEREAS, Ogden City staff, having implemented the Quality Neighborhood Strategy which targets the Land and its significant need for investment and revitalization, desires now to have the Land designated as a survey area and require further study to determine whether one or

more urban renewal projects within the survey area are feasible as defined in Section 17C-2-303 of the Act.

NOW, THEREFORE, it is hereby resolved by the Redevelopment Agency of Ogden City, Utah, as follows:

Section 1. That the Land be hereby designated a survey area, to be known as the *Oak Den Survey Area*; and

Section 2. That the Agency and its personnel, severally and collectively, are hereby authorized to expend time and resources to carry out the survey, and to prepare such materials as may be necessary to select or to assist in the selection of one or more Urban Renewal, Economic Development, and/or Community Development project areas within the proposed Oak Den Survey Area; and

Section 3. That the Oak Den Survey Area be studied to determine whether blight exists; and

Section 4. That survey findings and recommendations be brought before the Agency Board for consideration.

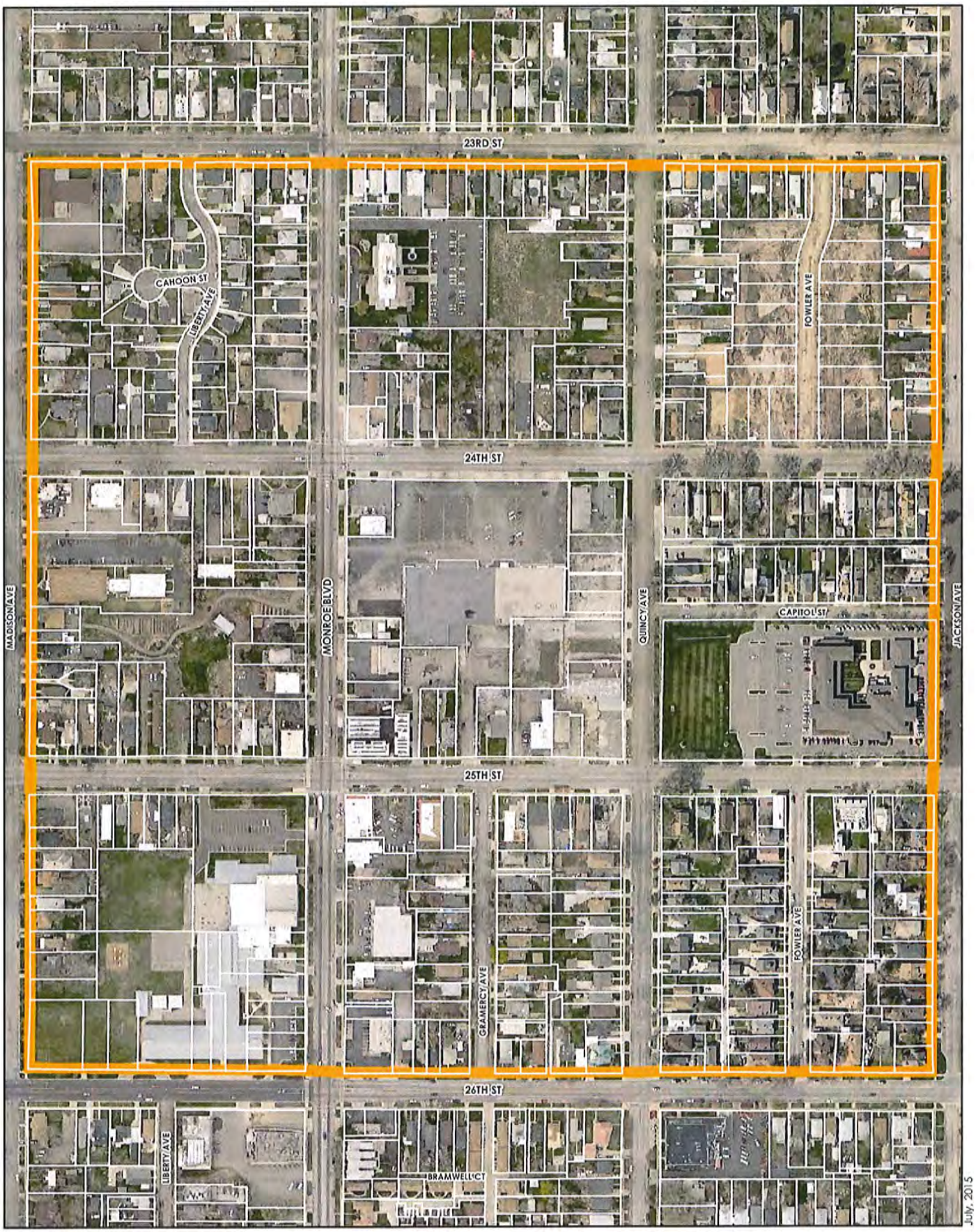
APPROVED AND ADOPTED the _____ day of _____, 2015.

REDEVELOPMENT AGENCY OF
OGDEN CITY, UTAH

_____
Richard Hyer, Chair

Approved as to form: _____
Agency Attorney

Attest: _____
Agency Secretary



OAK DEN URBAN RENEWAL SURVEY AREA