



Ogden City

Redevelopment Agency Meeting Agenda

March 8, 2016 – 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: *(Voice vote)*
 - a. Joint study session and regular meeting of September 8, 2015; the special meeting of September 22, 2015; and the work session of January 5, 2016 – *Board member Stephens*
 5. Reports from Administration:
 - a. **Sunset of Redevelopment Project Areas:**
 - i. Proposed Resolution 2016-6 terminating and dissolving the St. Benedict Manor Redevelopment Project Area. *(Adopt/not adopt resolution – roll call vote)*
 - ii. Proposed Resolution 2016-7 terminating and dissolving the Union Garden Redevelopment Project Area. *(Adopt/not adopt resolution – roll call vote)*
 - iii. Proposed Resolution 2016-8 terminating and dissolving the Washington Boulevard Redevelopment Project Area. *(Adopt/not adopt resolution – roll call vote)*
 6. Public Comments. This is an opportunity to address the Redevelopment Agency regarding concerns or ideas on any topic. To be considerate of everyone at this meeting, public comments will be limited to three minutes per person. Participants are to state their name and address for the record. Comments which cannot be made within these limits should be submitted in writing to the City Council Office (citycouncil@ogdencity.com).
- The Board encourages civil discourse for everyone who participates in our meetings. Comments pertaining to an agenda item that includes a public hearing or public input should be given during the meeting as that item is discussed.
7. Comments:
 - a. Executive Director.
 - b. Board members.
 8. Adjournment.

REMINDERS: A Special City Council meeting will be held immediately following the Redevelopment Agency meeting in the Council Chambers.

A City Council work session will be held immediately following the Special City Council meeting. The purpose of the work session is to receive an update regarding the Good Landlord Program, and to discuss the Southeast Community Plan amendments/rezone, and Council business.

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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 March, 2016. 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



Redevelopment Agency Meeting BOARD STAFF REVIEW

TERMINATION OF REDEVELOPMENT PROJECT AREAS

- *St. Benedict Manor Redevelopment Project Area*
- *Union Gardens Redevelopment Project Area*
- *Washington Boulevard Redevelopment Project Area*

- DETERMINATION:**
- 1. Adopt or Not Adopt Resolution Terminating St. Benedict Manor Redevelopment Project Area.**
 - 2. Adopt or Not Adopt Resolution Terminating Union Gardens Redevelopment Project Area.**
 - 3. Adopt or Not Adopt Resolution Terminating Washington Boulevard Redevelopment Project Area.**

Executive Summary

The Council will consider Resolutions terminating three (3) redevelopment project areas:

- St. Benedict Manor Redevelopment Project Area
- Union Gardens Redevelopment Project Area
- Washington Boulevard Redevelopment Project Area

Though not required by state statute, the Administration has requested the Council officially notice the termination and dissolution of the Project Areas.

Background

St. Benedict Manor Redevelopment Project Area

The St. Benedict Manor Redevelopment Project Area was formed in October 1981. This project area was established to facilitate the completion of the renovation of the former St. Benedict's Hospital into a 100-unit apartment complex and the development of the Mt. Ogden Park and Golf Course. The project area encompassed 250 acres. Both projects were completed and have become valuable assets to the City.

To initiate the St. Benedict's project, Ogden City obtained a HUD Section 108 loan secured by future years' CDBG funds. The City



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loaned this money to the RDA, which in turn provided it to Intermountain Development, the developer of St. Benedict's Manor. Tax increment was also used to pay the City a one-time overhead and administration fee.

In 2005 a portion of the tax increment revenue from ten (10) project areas, including St. Benedict Manor, was pledged to repay the bonds issued for construction of the Recreation Center at The Junction. The St. Benedicts Manor Redevelopment Project Area expired in 2010, however tax increment for the Recreation Center was allowed to be collected through 2015.

Union Gardens Redevelopment Project Area

The Union Gardens Redevelopment Project Area was established in October 1981 and covers 7.15 acres. This area, located at 3rd Street and Adams Avenue, was established to facilitate the development of low-income housing for the disabled and elderly.

To help the Union Gardens Project, the RDA borrowed CDBG monies from Ogden City. The City assessed the RDA a one-time overhead and administration charge. The RDA provided funds to the developer, Northern Utah Labor Council Housing Corporation (NULCHC) to assist with site preparation and other development costs related to the housing project. It was intended that the City debts be repaid from future years' tax increment.

Although tax increment was collected from the Union Gardens Project Area in 1983 and 1984, in 1986 the Weber County Board of Equalization granted Union Gardens a tax exempt status, retroactive to 1985. This action followed a 1985 Utah Supreme Court ruling which exempted non-profit housing projects from paying property taxes. When the RDA challenged the tax-exempt status, NULCHC maintained it did not realize the exemption of Union Gardens would affect the amount of tax increment that would be available to repay the CDBG loan. The City agreed to cease accruing interest on its loan to the RDA so that the reduced



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amount of tax increment available in the Area could eventually amortize the debt. There is currently no debt in the project area.

In 1994, the Union Gardens housing project was acquired by Episcopal Management Corporation.

In 2005 a portion of the tax increment revenue from ten (10) project areas, including Union Gardens, was pledged to repay the bonds issued for construction of the recreation center at The Junction. The Union Gardens Redevelopment Project Area expired in 2010, however tax increment for the Recreation Center was allowed to be collected through 2015.

Washington Boulevard Redevelopment Project Area

The Washington Boulevard Redevelopment Project Area was established in June 1983 and encompasses 38.04 acres in downtown Ogden. This area was established to facilitate new development in Ogden's central business district.

With assistance from several funding sources, the RDA has been involved in multiple revitalization projects including development of the State Regional Office Building and the Juvenile Courts Building on 26th Street. Funding for these projects included loans from a group of local banks, the Ogden Industrial Development Corporation (OIDC), and Ogden City's CDBG funds.

In 1991 it was determined that the City's participation in various redevelopment activities within the project area since the project area was created in 1983 totaled \$3,021,617. This amount has been carried on the City's books as a loan from the City to the RDA if there is sufficient tax increment generated from the project area.

The RDA issued tax increment revenue bonds in November 1991 to construct the 657-stall parking garage on Kiesel Avenue. The bond was retired in December 2006.



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In 2005 a portion of the tax increment revenue from ten (10) project areas, including Union Gardens, was pledged to repay the bonds issued for construction of the recreation center at The Junction. The Washington Boulevard Redevelopment Project Area expired in 2010, however tax increment for the Recreation Center was allowed to be collected through 2015.

No tax increment is available to repay the outstanding balance of \$3,016,953 owed to the City by the RDA. This debt will be written off as uncollectable in a future budget action.

February 22, 2016

The Board Office received an Administration Transmittal requesting official recognition of the termination and dissolution of three (3) RDA areas that expired in 2015.

Proposal

The Administration is requesting Resolutions that officially notice the termination of three RDA Project Areas:

- St. Benedict Manor Redevelopment Project Area
- Union Gardens
- Washington Boulevard

State statutes governing redevelopment project areas do not require an official notice of the termination of RDA project areas. However, the Administration asserts that the Board's action is the best way to create a formal record of the terminations. In addition, the Resolutions can be provided to Weber County and to other taxing entities as notice that the Project Areas have expired and that the City will no longer be collecting tax increment from these areas.

Question:

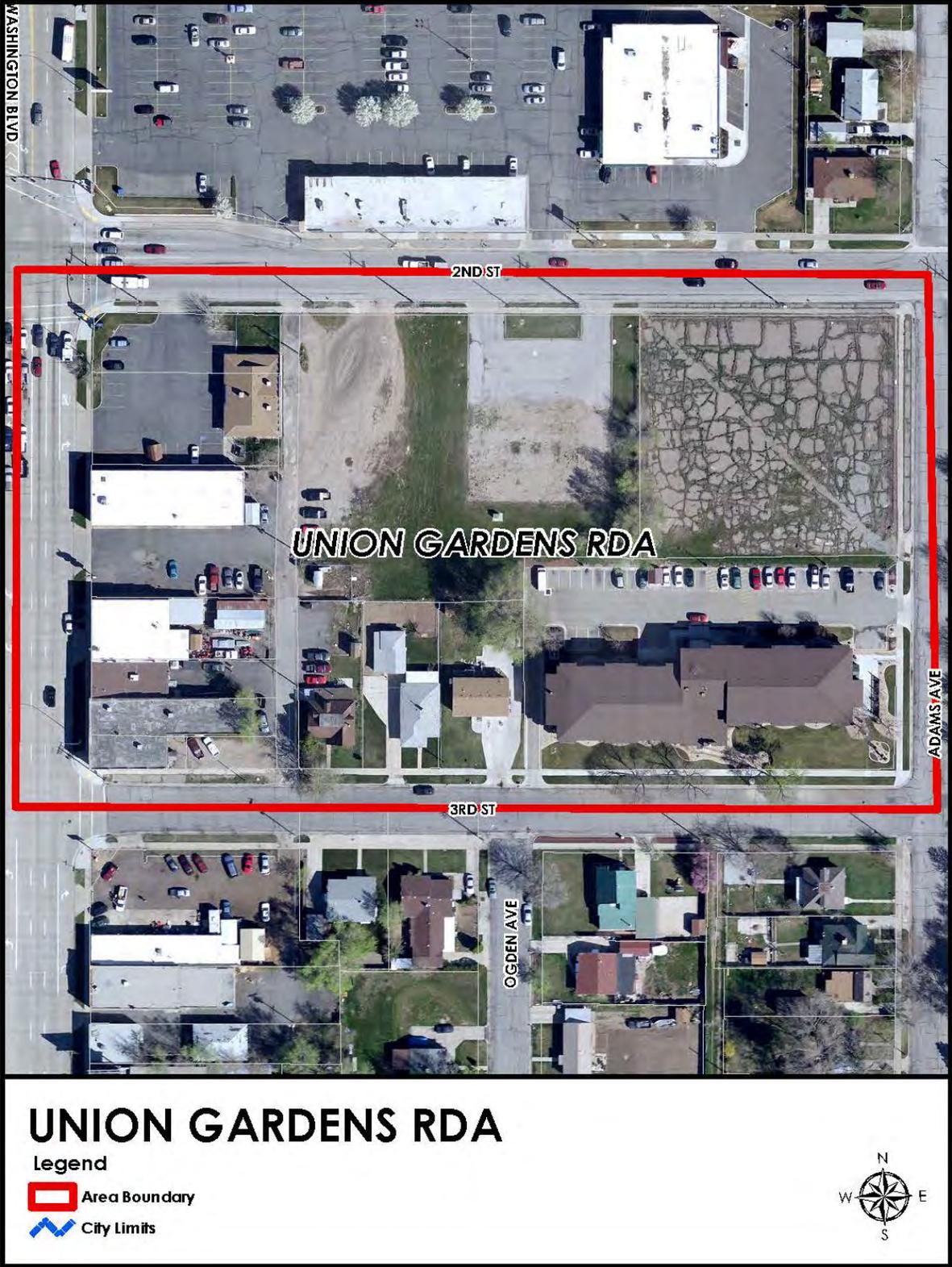
Please review the process for writing off the City's loan to the RDA. How and when will this occur?

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

Redevelopment Project Area – St. Benedict Manor

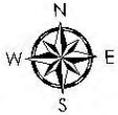


Redevelopment Project Area – Union Gardens



UNION GARDENS RDA

- Legend
-  Area Boundary
 -  City Limits



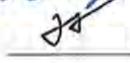
OGDEN CITY REDEVELOPMENT AGENCY TRANSMITTAL

ED

DATE: January 28, 2016 FEB 22 2016

TO: Ogden City Redevelopment Agency Board OGDEN CITY COUNCIL OFFICE

THRU: Mark Johnson, CAO  MI

FROM: Tom Christopoulos, CED Director  TC

SUBJECT: Resolutions sun-setting 3 existing RDA areas

STAFF CONTACT: Brandon Cooper, CED Deputy Director  BC

REQUESTED TIMELINE: As soon as convenient

RECOMMENDATION: Administration recommends approval of the attached resolutions in order to formally recognize the end of term for each of the subject RDA areas

DOCUMENTS: Resolutions  MS

BACKGROUND

The following redevelopment areas expired December 31, 2015. Staff recommends that the Board formally recognize each district's expiration via resolution. Notice will also be given to the Taxing Entity Committee, Weber County Assessor's Office, Utah State School Board, and the Ogden School District. A summary of each area follows:

ST. BENEDICT MANOR - Created in 1981 to convert the old hospital to a 100-unit apartment complex for seniors. Tax increment has only been used for the recreation center bond repayment since 2009.

BASE VALUE:	\$426,616
TY 2014 VALUE:	\$14,971,102
ADDED VALUE:	\$14,544,486
AAGR:	61%
NEW VALUE TO TAX ROLLS:	\$14,544,486
PROJECTED NEW REVENUE TO CITY:	\$40,207

UNION GARDENS - Created in **1981** to facilitate development of low income housing for the disabled and elderly at 3rd Street and Adams Avenue. Tax increment has only been used for the recreation center bond repayment since 2009.

BASE VALUE:	\$490,587
TY 2014 VALUE:	\$2,287,714
ADDED VALUE:	\$1,797,127
AAGR:	4.63%
NEW VALUE TO TAX ROLLS:	\$1,419,730
PROJECTED NEW REVENUE TO CITY:	\$4,571

WASHINGTON BLVD - Created in 1983 to support redevelopment of the central downtown area, including construction of a 600-stall parking garage. Tax increment has only been used for the recreation center bond repayment since 2009.

BASE VALUE:	\$26,338,269
TY 2014 VALUE:	\$52,224,211
ADDED VALUE:	\$25,995,842
AAGR:	2.81%
NEW VALUE TO TAX ROLLS:	\$20,536,715
PROJECTED NEW REVENUE TO CITY:	\$66,128

The Agency is currently managing 19 active areas.

Please contact Brandon Cooper at 801.629.8947 with questions or comments.

ATTACHMENT A: **Resolutions**

RESOLUTION NO. 2016-8

A RESOLUTION OF THE OGDEN CITY REDEVELOPMENT AGENCY TERMINATING AND DISSOLVING THE WASHINGTON BOULEVARD REDEVELOPMENT PROJECT AREA

WHEREAS, the Ogden City Redevelopment Agency (“**Agency**”), created the Washington Boulevard Redevelopment Project Area (“**Project Area**”) on June 18, 1983; and

WHEREAS, the Agency has completed all the objectives and development projects set forth within the Project Area; and

WHEREAS, the Project Area has no budget or assets; and

WHEREAS, Ogden City previously advanced funds to the Project Area to assist in various development activities associated with key projects within the Project Area. The outstanding balance of this advancement is \$3,016,953. Tax increment in this Project area is insufficient to repay this obligation and Ogden City shall book an allowance for the entire amount; and

WHEREAS, the Agency deems it in the best interest of the Agency and Ogden City that the Project Area be terminated and dissolved immediately upon adoption of this resolution; and

WHEREAS, the Agency shall not collect any further tax increment from the Project Area.

NOW, THEREFORE, the Ogden City Redevelopment Agency Board hereby approves and authorizes the immediate termination and dissolution of the Washington Boulevard Project Area covering the real property described on **Exhibit A**, attached and made part hereof.

APPROVED AND ADOPTED this _____ day of _____ 2016.

CHAIR

ATTEST:

CITY RECORDER

APPROVED AS TO FORM: MS 2-10-16
LEGAL DATE