

<b>OGDEN CITY POLICY</b> <b>Office of the Mayor</b>	Policy No: 2050
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Subject: AIRPORT REDEVELOPMENT PLAN	Effective Date: 18 March, 2021 Replaces and supersedes former Policy No 2050, effective 4/20/17.
Department: COMMUNITY AND ECONOMIC DEVELOPMENT	Reviewed by: GRW
Division: AIRPORT	Review Date: 3/3/2021
Authorized Signature: /s/ Michael P. Caldwell, Mayor	

**2050-1: [PURPOSE:]**

The Ogden Airport is an aging facility, with aging infrastructure that requires redevelopment over time to ensure its future economic and operational viability. While effective redevelopment may in some instances be accomplished in a piecemeal fashion, it often requires the simultaneous redevelopment of multiple adjacent or similarly situated parcels. The granting of lease renewals without respect to planned or projected redevelopment plans would inappropriately limit the City's ability to redevelop the airport in an efficient, cost-effective and organized manner. The Ogden Airport Lease Renewal Policy, adopted July 16, 2016, imposes restrictions on airport ground lease renewals if the lease renewal would be inconsistent with planned or projected uses for the leased space during the proposed renewal lease term. The purpose of this policy, as amended over time, shall be to identify or describe airport infrastructure that is planned or projected for redevelopment, and provide a lease renewal framework that will foster such redevelopment.

**2050-2: [POLICY:]**

It is the policy of the Ogden City administration that leases shall not be granted or renewed inconsistent with planned or projected redevelopment, as follows:

**A. [Aging And Nonconforming Infrastructure:]** All privately owned structures on the airport described below shall be deemed to be planned or projected for redevelopment:

1. Any hangar or structure constructed more than fifty (50) years prior to a lease or lease renewal request, or which will become more than fifty (50) years old during a proposed lease.
2. Any hangar or structure with unrepaired structural defects upon termination of a prior lease.
3. Any hangar or structure that does not meet current Building, Development or Zoning Codes, and was constructed or structurally modified in violation of Building, Development, or Zoning Codes in effect at the time of such construction or modification.

**B. [Redevelopment Project Areas:]** All privately owned structures on the airport in redevelopment project area locations described below are planned or projected for redevelopment:

1. Airport Terminal [Parking Expansion] Project Area: Areas immediately North and South of the current airport terminal [parking area], as depicted in Exhibit A of this section.
2. Disambiguation. A redevelopment project area defined in this policy is separate and distinct from any redevelopment project area adopted by the Ogden Redevelopment Agency, even where there may be geographical overlap.

**C. [Lease Renewal:]** An airport parcel that is planned or projected for redevelopment, including those described in this policy, should not be leased or be subject to a lease renewal inconsistent with City redevelopment plans. However, a lease for such a parcel may be renewed, or a new lease granted, for a term ending prior to redevelopment, as follows:

1. Known Redevelopment Date: If there is a firm redevelopment start date established by the City for a parcel, then a lease or lease renewal may be granted for a term ending before the redevelopment start date, but not to exceed a term of five (5) years.

2. Redevelopment Date Unknown: If a redevelopment start date has not been established by the City, a lease renewal of five (5) years or less may be granted, subject to termination of the lease upon ninety (90) days' notice of termination by the City to the tenant.

3. Five Year Term Limitation: A lease for a parcel planned or projected for redevelopment shall not be renewed, or a new lease granted, for a term of more than five (5) years.

**D. [Nonexclusive:]** This policy shall not exclude or limit redevelopment or change of use of airport parcels not described herein. The City reserves the right to declare other parcels not described herein as planned or projected for redevelopment, or subject to a change in use.

