

Community & Economic Development Brief for Administration



Airport ▪ Arts, Culture & Events – Union Station ▪ Building Services ▪ Community Development
Business & Economic Development – Business Information Center ▪ Planning ▪ Redevelopment

May 15, 2023

Report Purpose

Weekly at-a-glance report from the Community & Economic Development Department (CED) prepared for City Administration.

Airport

- Airport and Fire Department are conducting controlled burning of vegetation debris that has been collected at airport. There will be several burns over several weeks while the weather is still wet/cool. Over past three years the Airport has been removing tumbleweeds, sagebrush and trees that attract birds. Each year, we burn the debris in April and May.
- The Airport and the Utah 99's group have still not been able to paint the 80-foot compass rose. The wet weather has delayed this labor-intensive project at least three times this year. The next attempt will be on May 26-27.

Arts, Culture, Events – Union Station

- Hosted 5 private events and 2 community events last week.
- Produced successful Living Heritage Festival event with 2,400 people in attendance. 700 more than last year's attendance.
- Had a great turn out for our first Twilight Concert on May 6 with 5,758 in attendance.
- Participated in Weber School District STEM Fair, engaging over 650 students.
- Met with UTA to confirm details of train painting project and see the new Western Pacific locomotive to be arriving at this year.
- Reviewed a new Collections Management Policy with CED leadership.
- Helped facilitate and participated in the Ogden City Job Fair at the Amphitheater and have two potential new hires as a result.
- Participated in Make a Difference Day, with a special thank you to the Business Development Team for helping at Union Station.
- A new exhibit highlighting Utah's Black Veterans on display at the Union Station Gallery now through the end of June.
- Cleared surplus train boxcars for removal to Heber Valley Railroad and participated in the removal of those boxcars.
- Met with community partners on the Utah Merci Boxcar project, and secured funding to restore the historic Boxcar.
- Working on preparations for the upcoming Ogden Marathon with our partners at GOAL.
- Working with our partners from OFOAM to help relocate their event from Fort Bonaventure to BDO due to Fort flooding. Currently working with city departments and other organizations to determine feasibility of approval on the new location. Still in the works.
- Construction for The Corner Plaza continues to move forward (sculpture footing poured, electric work for sculpture lights in progress, pin up footings poured, flatwork on northside of plaza area coming soon).
- Members of the ACE team will attend the Utah Cultural Alliance conference today (May 15).
- Processing Arts Committee re-appointments and elected a new vice chair at the May 9 meeting.
- Training for the light system at the Dumke Arts Plaza is scheduled for May 16.
- The Arts Grants recommendations are scheduled to be reviewed in city council work-session this week (May 16).
- Working on amendments to the public art, Nine Rails District and arts committee ordinances.
- Waiting on public art projects transmittal to be scheduled on city council agenda.

Building Services

- Building Services – In the last 6 months our Team has been focusing on “Teamwork” with our fellow Ogden Employees. Some great examples of that in the last two weeks have been because of the efforts of Cheryl Kay and Adam Nelson.
 - Sr. Plan Reviewer, Cheryl, often works with our planning team to ensure communications match up to benefit our customers.
 - Code Supervisor, Adam, worked behind scenes to assist a citizen, not only financially, but also obtaining information to help secure housing after an emergency. It was great to hear from our Ogden PD team thanking Adam for his efforts.

Business & Economic Development – Business Information Center

- Prepared updated proposal for Project Stamper (major aerospace prospect considering Ogden), working with EDCUtah and GOEO.
- Submitted proposal for Project Wasp (defense components manufacturer), looking for 10K SF for lease/purchase with 30 jobs.

- Hosted third site visit for Project Arkansas, with company's CEO and President. The company toured the Ogden Business Exchange and BDO. Feedback from the company was positive and more information will be provided in the coming weeks.
- Met with property owners in Nine Rails Creative District to discuss proposed landscape improvements on 400 block of 25th Street.
- Participated in the Ogden City hiring event to share information about the Business & Economic Development Division.
- Supported public hearing for the Annual Action Plan FY24, which includes the BIC's loan programs.
- Continuing to work on the annual TIF Report for Governor's Office of Economic Opportunity.
- Preparing resolutions/ordinances/transmittal to dissolve three redevelopment project areas that expired in 2022.
- Meeting with Apply (SurveyMonkey) for a demonstration of their grant/loan application.
- Attended the Wildcat Micro-fund pitch event at WSU Community Education Center.
- Pre-approved one Ogden business for a loan of \$90,000.
- Attended Chamber of Commerce business after-hours event.
- Meet with Placer.ai for a demonstration of their analytical software for Economic Development.
- Met last week with several business owners regarding city property leases, major upgrades, and options for moving forward.
- Preparing for Ogden business survey (in conjunction with UDCUtah).
- Working on drafting a potential paid parking services administrator job description for consideration.

Community Development

- Infill / New Construction – exterior/grading work at 2831 and 2839 Monroe is underway.
- Renovation/Resale Program – ongoing home renovations at 919 Rushton, 1127 23rd, 655 Kershaw and 833 Kershaw.
- “Own in Ogden” Down-Payment Assistance Programs – 42 loans funded FY23 thus far.
- Home Exterior Loan Program (HELP) – a total of 13 loans are currently underway, with 26 loans closed in FY23.

Planning

- Planning staff met with developers recently denied a conditional use permit for a Quick Quack car wash at 1249 Country Hills Dr. The Quick Quack team came back with a completely new site/building design supposed to mitigate/eliminate all impacts to neighboring properties. They are going to request a reconsideration of the denied conditional use permit in the planning commission work session or will make a new application by June 7 to get on the July 5 planning commission meeting agenda.
- Planning, engineering, and park staff met with developers of the River Parkway Project at 1800 Washington and project is nearly ready to go to city council for the River Drive partial vacation, dedication of surplus property, and rezoning with a development agreement. The riparian boundary lines have been determined and we should receive legal descriptions shortly for the ordinances.
- Planning, engineering, and legal staff met with developers of the 1117 Country Hills Dr. project. The planning commission continued their conditional use permit request at May 3 meeting, requiring that they address access issues and staff comments. Developers have resolved access issues with neighboring properties and received clarification on staff comments. Project will be going to planning commission on June 7 for action on requested conditional use permit if updated plans can be provided on May 17.
- The concept review team (CRT) had a full agenda with the following projects:
 - Lotus development group presented a large redevelopment project for Ogden Plaza properties at 2261 Grant. The project consists of commercial, live/work, hotel, and multi-family. There will likely be some code exception requests being applied for with planning commission. Anticipate seeing the application come in June and going before planning commission in July.
 - JJ Becker presented a redevelopment plan for 660 12th, which would demolish existing home and develop an old west style building for a rock shop with attached dwelling unit. Project would be developed under the 12th St. Corridor Overlay Zone. Project will likely need to go to Planning Commission for an exception to have vehicle access off Orchard rather than 12th.
 - Luke Kennard inquired about doing a multiple-family development on vacant property at 2733 Jefferson. Property is in East Central and subject to material and design code standards that are compatible with the Central Bench Historic District.

Redevelopment

- Last week, the RDA accepted the Redevelopment Agency budget for FY23-24 for review and set the date for public hearing on June 13, and will discuss further at this week's RDA work-session.
- Next *You Make Ogden* open house is May 24 at Union Station and will focus on the economic/business impacts of *Make Ogden*.

Other CED Activities

- Last week, the Council adopted a resolution approving the Community Development Annual Action Plan and budget for fiscal year 2024, directing that the document be submitted to the U.S. Department of Housing and Urban Development.
- During last week's city council work-session, an overview of the proposed FY2024-2028 Capital Improvement Plan was presented for review. Review of CED projects is scheduled for this week (May 16).
- This week the Council will receive a presentation on budget proposals for the CED Department (Administration, Economic Development, Union Station, Planning, Community Development, Building Services, Arts-Culture-Events). CED is also responsible for managing the Airport Enterprise Fund, Major Grant Fund, Miscellaneous Grant Fund and Tourism/Marketing account.