

Community & Economic Development Weekly Brief



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

December 23, 2024



Report Purpose

Weekly at-a-glance report from the Ogden City Community & Economic Development Department – prepared for city leaders and community stakeholders. Previous reports can be viewed at the [Community & Economic Development webpage](#).

Airport

- Breeze Airways Visit: Breeze Airways' customer service area managers recently met with Choice Aviation and airport staff, expressing their admiration for our exceptional customer service culture. They also discussed the ongoing terminal expansion and expressed excitement about the upcoming improvements.
- Winter Operations: The previous Friday's first snow removal operation of the winter season took place. This served as an effective exercise for airport staff, preparing us for potential winter storms and ensuring readiness for future operations.
- Aircraft Incident: A small aircraft experienced a malfunction with its left main landing gear but was safely brought to a stop on the runway. Airport crews worked efficiently to remove the aircraft, with the runway cleared and returned to service after a three-hour operation and subsequent safety inspection.
- FAA Meeting: FAA representatives met with airport staff to review upcoming projects funded through the 2025 grant, which includes runway pavement maintenance, the purchase of new snow removal equipment, and the construction of a new FAA air traffic control tower. Discussions also covered the anticipated needs for the 2034 Olympic Games and airspace analysis.
- Interdepartmental Meeting: Monica Kapp, the City Fleet/Facilities Director, facilitated a meeting with airport staff to discuss upcoming projects and operational needs. The focus was on streamlining workflow processes and enhancing cooperation between departments.

Arts – Culture – Events – Union Station

- Winter Solstice was on Saturday (Dec. 21) at solar noon (about 12:26 pm), and the ACE team hosted a community event at the Water Cycle Sculpture located at the High Adventure Park.
- Hosted WinterFest on Saturday (Dec. 21), an annual tradition at Union Station to celebrate Ogden's winter holidays with community partners, including Kwanzaa, Hanukkah, Christmas, Las Posadas, Winter Solstice, and Lunar New Year.
- Facilitated a successful Annual Union Station Volunteer Recognition Luncheon to show appreciation for the extraordinary contributions by our volunteers. We appreciated the Mayor's attendance and support.
- Hosted several events at the Station, including Breakfast with Santa, the annual FOP Christmas Party, OPD's annual Christmas Party, and the Marshall White Center Christmas Lunch. Also hosted five other private events.
- The Art Grant application cycle review process will begin on January 6.
- Finalizing the details to update the car museum. The new exhibit will highlight Ogden's car history and culture between 1901 and 1937 to better share our 13-car collection. See the exhibit in person beginning January 17.
- Working on a RAMP grant to support museum programming in 2025-2026.

Building Services

- Code Services participated in additional training provided by the Ogden Police Department to continue growing our knowledge base and creating stronger connections throughout the different departments in the city.
- Officer Bethany Mack received a compliment from a citizen about how well her area is looking and how much it is appreciated.
- Code Officers participated in a cleanup of dumped items by the walking path at 18th Street and Gibson Avenue.
- Officer Tyler Andrews assisted in a cleanup project by the airport.
- Code Officers took almost 1,000 pounds of debris to the dump from clean ups throughout the city.

Community Development

- Renovation/Resale Program:
 - Newly renovated home at 450 30th is now listed for sale: [UtahRealEstate.com listing](#).
 - Renovation of the historic home at 2329 Quincy Avenue is progressing.
 - Renovation of the home at 2823 Eccles Avenue is ongoing.
- New Home/Infill Construction Program:
 - New home at 2809 Jackson Avenue (*photo right*) was sold to a low/moderate income homeowner last week. [UtahRealEstate.com listing](#)



- Construction on the final phase of the [Towns at 24th](#) units is complete. Only three units remain unsold. Landscaping in spring.
- Our new homes at Sycamore Cove are progressing.
 - Construction on home at 2343 Quincy Ave. is complete, now under contract, and scheduled to close the beginning of January.
 - Construction is nearing completion on the home at 2321 Quincy Avenue. Scheduled to be listed at the beginning of January.
 - The permit is complete for the home at 874 Cahoon Circle and construction has started.
- Exterior and interior finishes are ongoing for the LIHTC housing at 25th Street and Quincy Avenue (176 Units).
- Construction for the Ogden Housing Authority permanent supportive housing for homeless at 31st Street and Lincoln Avenue is complete. Occupancy is now underway.
- ["Own in Ogden" Down-Payment Assistance](#): 24 loans funded since July 1 (FY25); 50 applications received; 5 under review.
- [Home Exterior Loan Program \(HELP\)](#): 24 loans approved since July (FY25). Only funds for utility line repairs remain.
- [Volunteer Partnership Grants](#): 10 grants have been received for My Hometown Initiative projects since July 1 (FY25).
- Tenant Based Rental Assistance Program for Homeless (TBRA): 75 housed (36 adults, 39 children – 7 have a disability and 2 are elderly). Three households have successfully completed one year in the program and been approved for a second year.
- Staff recently presented revisions to the Infill Guideline ordinance and conceptual design of new infill development at 605 North Jackson Avenue at city council work session.
- City Council approved HUD Annual Action Plan FY2025 Amendment #1 at a public hearing.
- Staff and administration continue ongoing consultation for the new Five-Year Consolidated Plan program and strategies
- Staff from our CD and BIC divisions attended WSU's Immigration Night (*photo right*), presenting information in Spanish about the BIC programs, Comm. Dev. programs, Fair Housing Info, and our Community Education Courses (to be taught in Spanish). The other vendors included other Spanish-speaking family resources, Granite Credit Union, and an attorney giving private advice sessions.



Elaine Ehrenberg (CD)
and Jeanette Castel (BIC)
at WSU Immigration Night

Economic Development – Redevelopment – Business Information Center

- Reviewing the scope of services for the Union Station Neighborhood master planning phase, including fulfillment of the HTRZ application requirements, the Wall Avenue study inputs, and the design guidelines/standards to establish expectations for quality and character prior to moving forward with any vertical design.
- Participated in a site visit and meeting with our county colleagues and the Giv Group relative to the planned Weber Block development.
- Researched background agreements relative to the previous Fred Meyer site (12th and Wall) and met with a Koger representative regarding the potential to remove or modify the deed restrictions limiting the types of businesses that can operate at the vacant site.
- Met with Courtyard Hotel regarding our parking easement agreement and next steps forward.
- Researched and communicated regarding the parking agreement relative to the DMV.
- Worked with finance to process the Forest Service Building escrow wire invoice.
- Followed up on previous week's meeting with the potential developers for the Capital Square site and provided the HTRZ requirements, and reviewed the potential of including other projects on the site in an HTRZ application.
- Reviewed Alpha TIF Application and strategized increasing an Adams CRA Budget through a budget amendment.
- Reviewed revised Airport Interlocal Agreement from Weber County and additional parcels.
- Met with owners of the Brown Ice Cream building regarding their redevelopment plans.
- Met with the UDOT consultants responsible for the negotiations with properties/businesses impacted by the planned 24th Street interchange changes and reviewed how we will participate in needed relocation support.
- Processed and routed two business loan modification agreements for signatures in Cobblestone, finalized and closed two loan projects, disbursed the first draw for a borrower, and delivered technical assistance training for Suazo's new staff.
- Participated in a tabling event at the Weber Communication Center alongside our Community Development team to share information about city programs, which was attended by approximately 300 people (*photo above*).

Planning

- Cathy Blaisdell Farewell: the planning commission celebrated the 22-years of service provided by Commissioner Cathy Blaisdell and wished her well in her new life adventures.
- Code Services Training: met with code services staff to discuss zoning codes, policies, and procedures.
- Expansion of Local Automotive Group: met with company representatives to discuss several expansions, including two of their dealer brands in Ogden.
- Approval of Sunset Ridge PRUD Amendments: Staff were able to approve subdivision and plan amendments for phases 3 and 4 of the Sunset Ridge PRUD project at Shadow Valley Drive and Harrison Boulevard. Once the plats are recorded the city will be able to move forward with completing improvements in phases 1 and 2.

