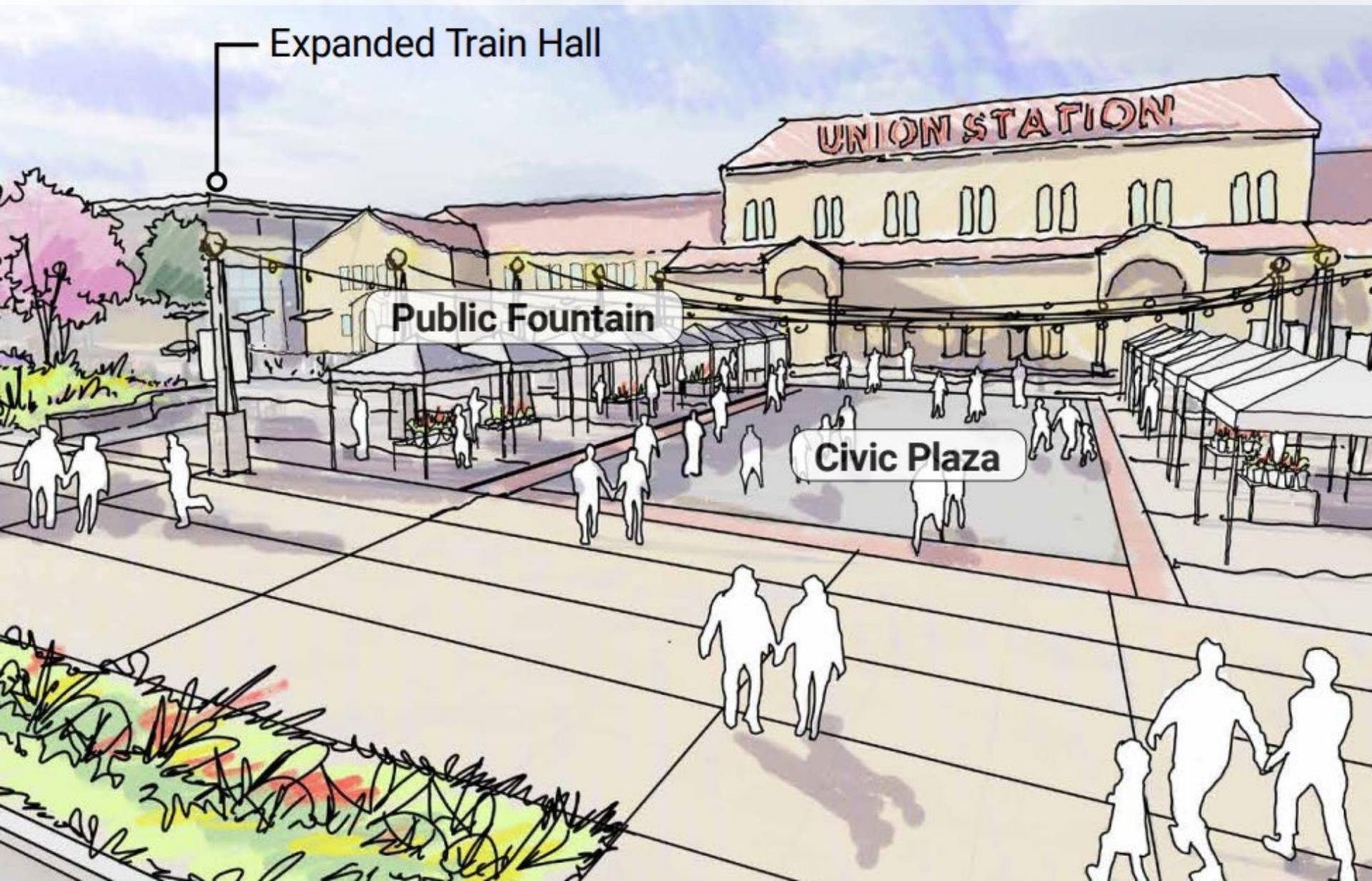


# RDA Annual Update

January 2025

Ogden  
UTAH™



# Our Mission

Ogden holds within its core an assemblage of **historic, cultural, recreational, and natural** assets that are unmatched along the Wasatch Front. The Ogden City Redevelopment Agency **envisions** capitalizing on those assets to **close fiscal and physical gaps** within the City through targeted investment in transformative redevelopment of underutilized parcels to **build a thriving community that improves the lives of Ogden residents and bolsters** the city's financial **health, stability, and prosperity.**

# Values

To help guide the decision-making process, the Ogden Redevelopment Agency has adopted the following values to establish a baseline that informs goals and an opportunity framework to direct resource investment and project consideration.



## Real Estate and Land Use



## Historic and Cultural Assets



## Transportation and Mobility



## Parks and Open Space



## Social Equity and Essential Services

# Focus Areas

The RDA assists Ogden City and its community in addressing three types of development issues:

## Redevelopment

Ogden RDA encourages and facilitates strategic public and private investment in unconsolidated, vacant and underutilized land with an emphasis on increasing Ogden City's tax base to provide revenue for the essential services it provides.

## Economic Development

Work with key stakeholders and businesses to increase available jobs and foster an environment of economic expansion and sustainability.

## Housing Development

Increase both the amount and variety of housing across the entire spectrum of affordability within the community.

# Ogden City Financial Health and Role of RDA

## Our Targeted Investment Strategy

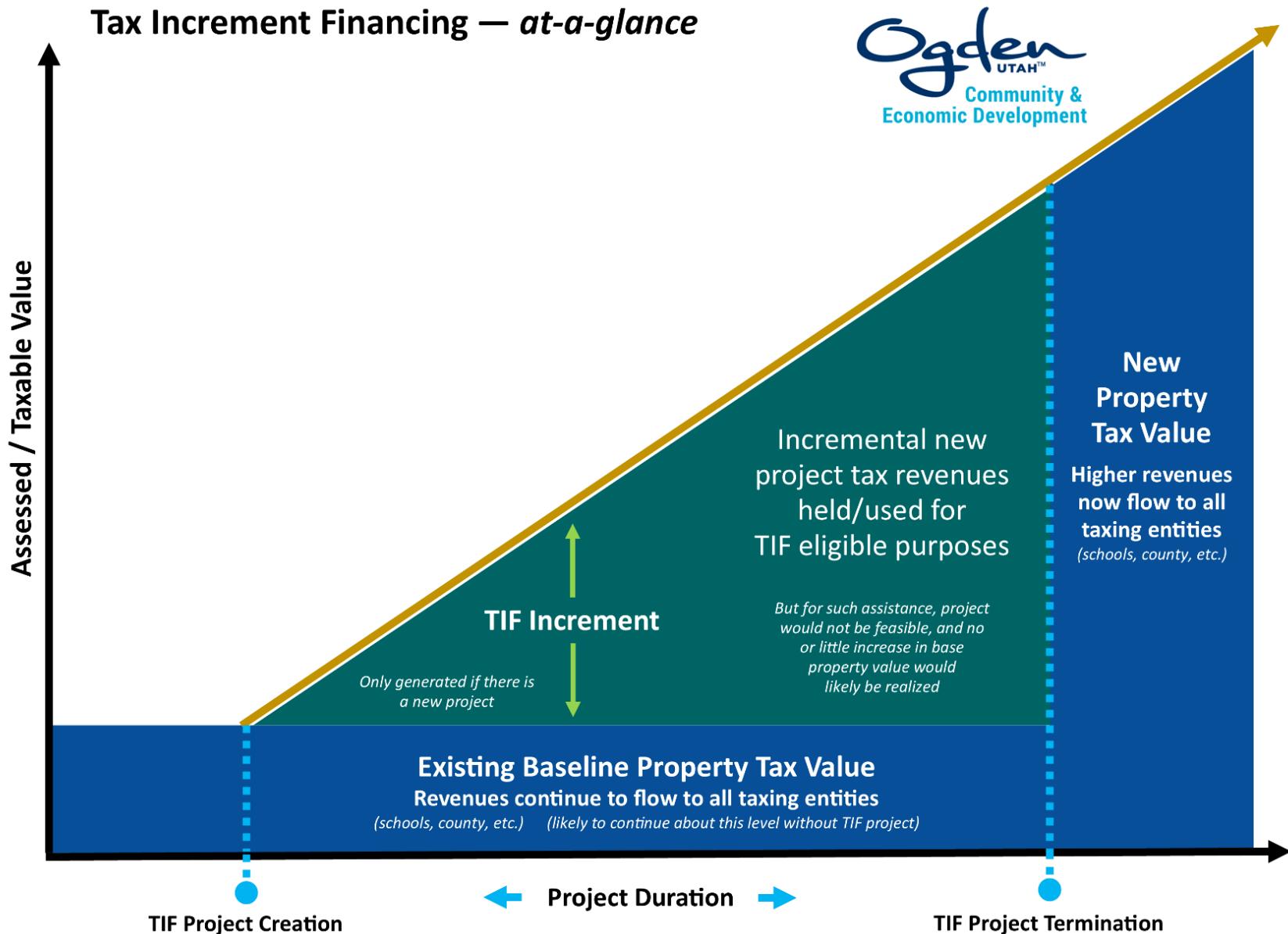
By using a targeted strategy, the Agency increases the financial health of the city, creates community wealth, and helps lower the tax burden.

- General Revenue Fund

- Certified Property Tax Rate

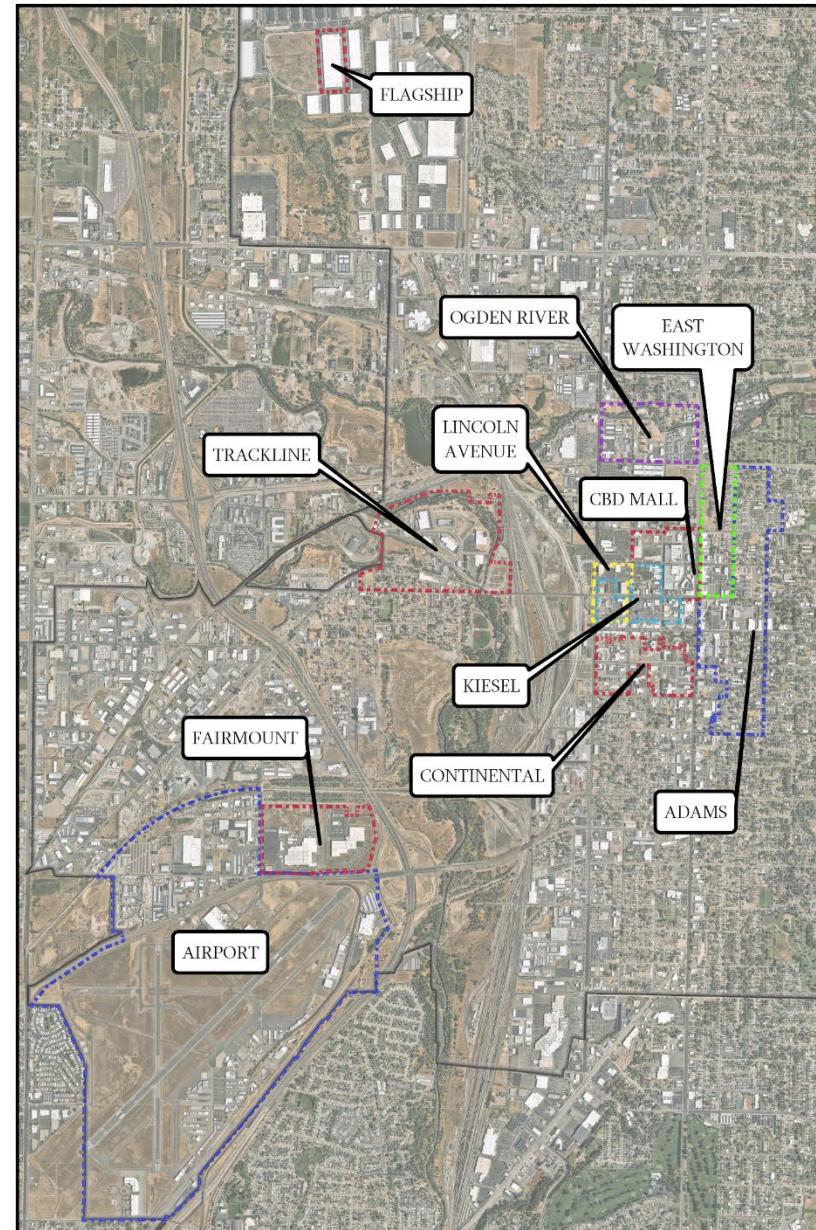


# Tax Increment Financing



# RDA Project Areas

Active Project Areas		
Project Area	Expiration Year	Value Increase
Fairmount	2024	\$125,606,157
Lincoln Avenue	2024	\$46,730,875
CBD Mall	2028	\$101,072,027
Ogden River	2029	\$65,366,205
Flagship	2030	\$40,434,740
East Washington	2032	\$38,749,912
Kiesel	2037	\$50,998,741
Adams	2044	\$107,958,997
Trackline	2047	\$43,443,974
Airport	2047	N/A
Continental	2047/2058	\$19,061,989
<b>Total</b>		<b>\$639,423,617</b>



RDA Project Areas



# Project Areas & Outcomes

Closed Project Areas			
Project Area	Base Year	Expiration Year	Value Increase*
25 <sup>th</sup> Street	1979	2015	\$35,866,335
Union Gardens	1981	2015	\$1,258,547
St. Benedicts	1981	2015	\$12,115,969
Washington Blvd.	1983	2015	\$22,630,154
Golden Links	1986	2019	\$39,529
12 <sup>th</sup> Street	1987	2022	\$20,878,835
South CBD	1987	2022	\$5,893,898
Lester Park	1989	2018	\$6,700,165
Park Boulevard	1986	2018	\$4,554,179
Hinckley Airport	1989	2021	\$11,131,214
Defense Depot Ogden	1998	2019	\$477,760,796
American Can	1999	2017	\$35,606,978
Wall Avenue	2000	2018	\$31,737,932
West 12 <sup>th</sup>	2001	2016	\$105,468,218
Hinkley EDA	2001	2016	\$11,941,843
South Wall	2012	2022	\$13,300,718

\*Over term of project area, at time of expiration.

# Key Activities – 2024

## Union Station Neighborhood

- Predevelopment

## Airport CRA

- Williams Expansion
- Project Amelia

## Adams CRA

- Forest Service Building
- Alpha Multifamily (26<sup>th</sup> & Adams)
- Nine Rails Improvements

## Continental CRA

- WonderBlock
- Highline Multifamily (25<sup>th</sup> & Wall)

## Capitol Square

- Q25
- Basin Development

## East Washington URA

- Weber Center Block
- Secure Facility

## Trackline

- New BlackPine Buildings
- Exchange Building
- Swift Cleanup & Reuse
- Common Area Improvements

## Ogden River

- Lotus Riverwalk, Phase III
- Ogden River's Edge
- Property Assemblage for Park

# Upcoming Activities

## Project Areas – In Process

- Airport CRA – Amended Interlocal
- Adams CRA – Budget Amendment
- Capitol Square – HTRZ
- East Washington URA – New Overlay
- Union Station Neighborhood – HTRZ

## Exploring

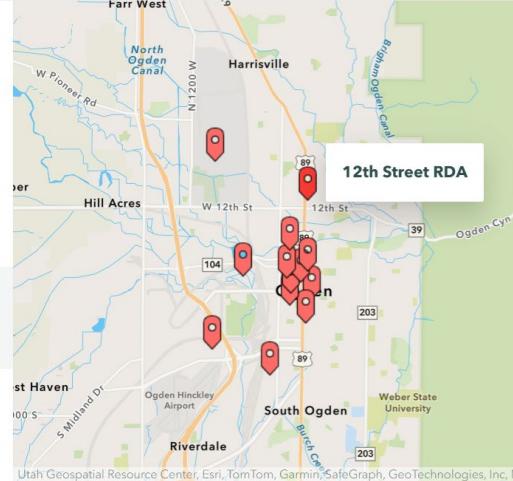
- Gibson Grove/FHZ
- Five Points
- West Ogden / 24<sup>th</sup> Street

## Other Updates

- Interactive data dashboard for reporting
- Mission, values, and updated program guidelines
- Dissolution of expired areas

Ogden City Redevelopment Areas Report (Concept)

About the RDA [Explore the sites](#) Economic Impact How to Participate 



**Flagship CRA**  
Located within the Ogden Depot, the Flagship CRA was established to support...

**12th Street RDA**  
Lorem ipsum dolor sit amet, consectetur adipiscing elit. Sed do eiusmod tempor...

**Ogden River RDA**  
Lorem ipsum dolor sit amet, consectetur adipiscing elit. Sed do eiusmod tempor...

Utah Geospatial Resource Center, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, 1

# Project Area Profiles

Active Projects in 2023/2024

# Airport CRA

Collection Period

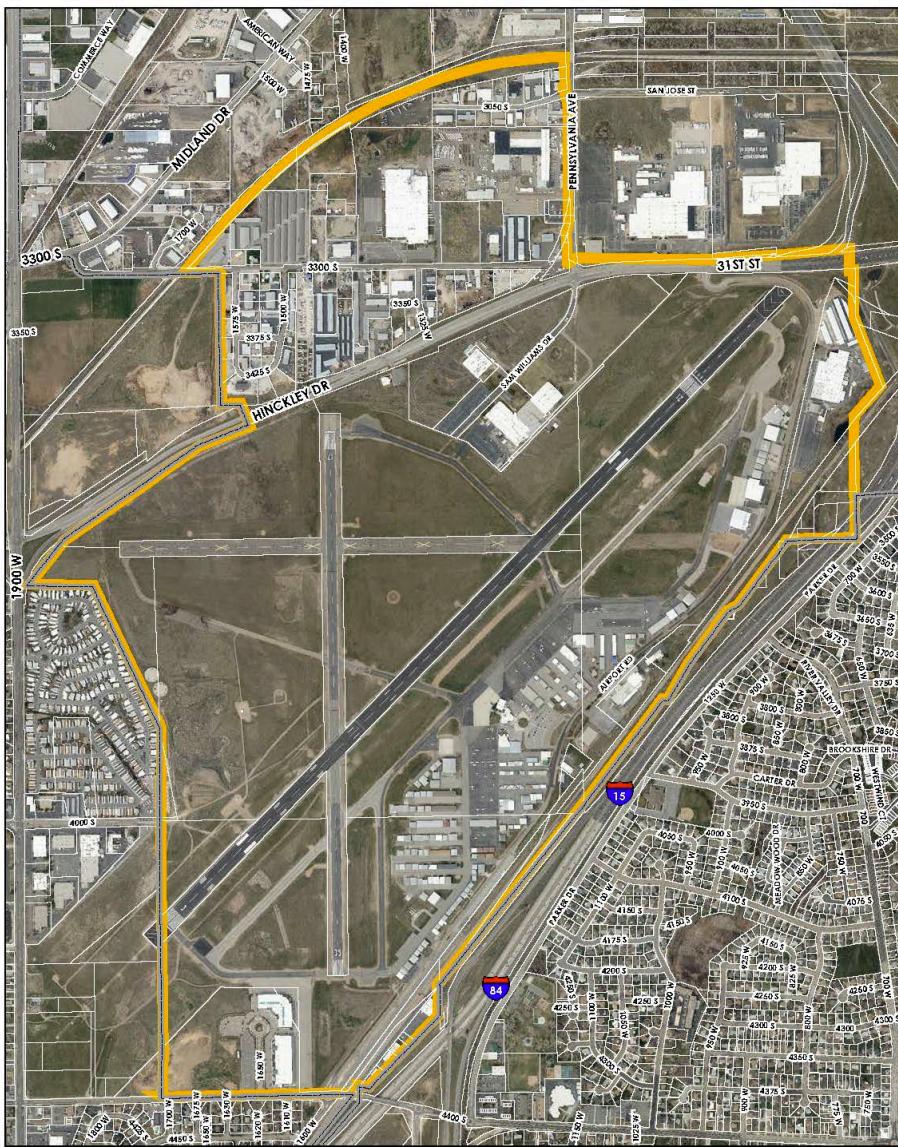
2025-2047

## Assessed Value

Current Year	N/A
Prior Year	N/A
Base Year	\$211,920,205

## Project Area Funds

Current Year	N/A
Total Received	N/A
Maximum Funds Allowed	\$119,316,079



AIRPORT CRA



# Airport CRA

## Active Projects

- Amended interlocal agreement with Weber County
- Williams International Expansion

## Use of Funds

- Potential incentive agreement for Williams International
- Infrastructure improvements

# Adams CRA

## Collection Period

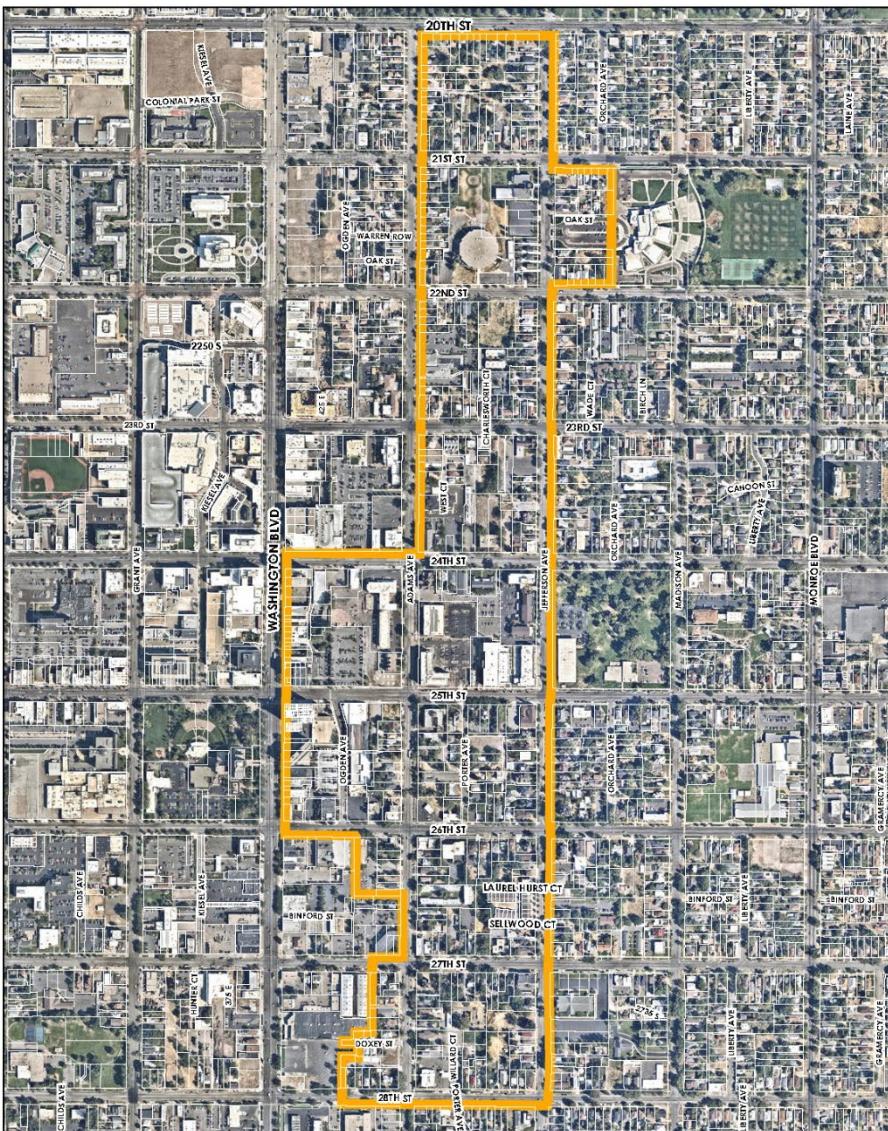
2019-2045

## Assessed Value

Current Year	\$168,514,373
Prior Year	\$167,120,898
Base Year	\$60,555,376

## Project Area Funds

Current Year	\$1,176,416
Total Received	\$3,662,030
Maximum Funds Allowed	\$10,811,794



ADAMS CRA



# Adams CRA

## Complete Projects

- The Monarch
- Peery Lofts
- Stone Hill Homes
- Towns on 24<sup>th</sup>
- Dumke Arts Plaza
- Nine Rails Creative District

## Active Projects

- Forest Service Building
- Alpha multifamily project on Adams Ave.

## Use of Funds

- Incentive agreements for the Monarch and Peery Lofts
- Pending acquisition of the Forest Service Building
- Design of Dumke Arts Plaza and Ogden Ave Improvements
- Maintenance and reserve fund for Dumke Arts Plaza

# Continental CRA

Collection Period

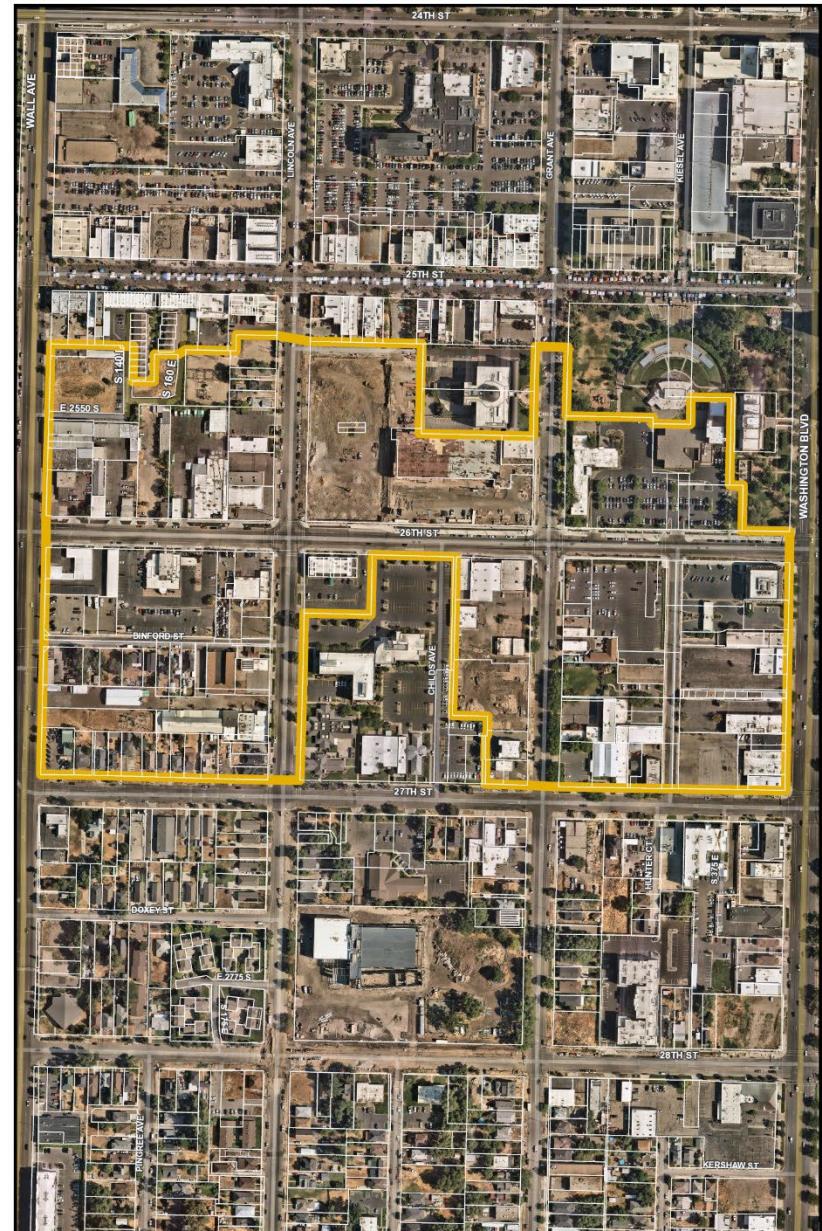
2019-2058

## Assessed Value

Current Year	\$38,520,654
Prior Year	\$35,830,257
Base Year	\$19,458,665

## Project Area Funds

Current Year	\$183,617
Total Received	\$545,518
Maximum Funds Allowed	\$35,055,810



Continental CRA



# Continental CRA

## Active Projects

- WonderBlock mixed-use development and public parking structures
- Highline Partners multifamily project on Wall Ave.

## Use of Funds

- TIF bond for WonderBlock

# Ogden River RDA

## Collection Period

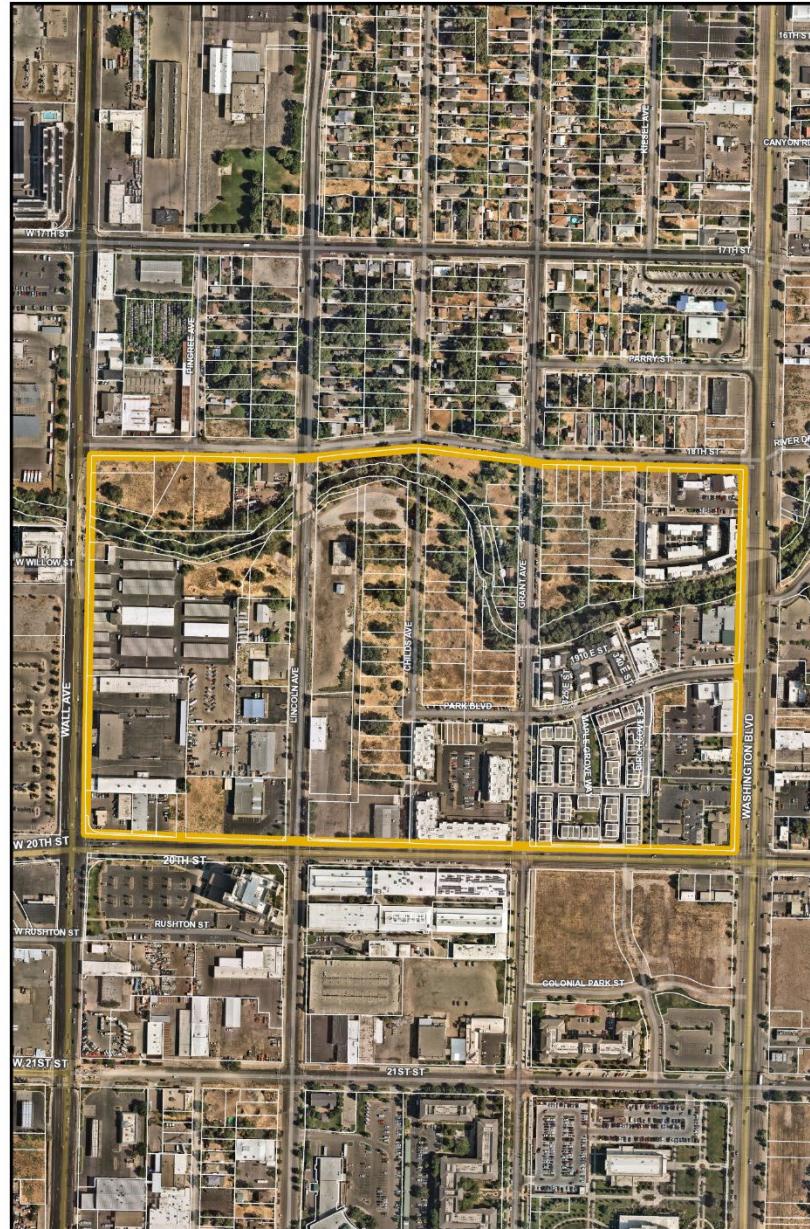
2002 - 2029

## Assessed Value

Current Year	\$75,811,783
Prior Year	\$65,752,251
Base Year	\$10,445,578

## Project Area Funds

Current Year	\$562,159
Total Received	\$3,476,293
Maximum Funds Allowed	\$15,000,000



# Ogden River RDA

## Active Projects

- Lotus Riverwalk Phase III
- Ogden River's Edge
- Property assemblage for future park

## Use of Funds

- Property acquisitions
- Infrastructure improvements
- Incentive agreements for former Gear:30 building, View on 20<sup>th</sup> apartments, and Ogden River's Edge project
- Land exchange agreement with Lotus for Riverwalk Phase 3 multifamily project

# Trackline EDA

## Collection Period

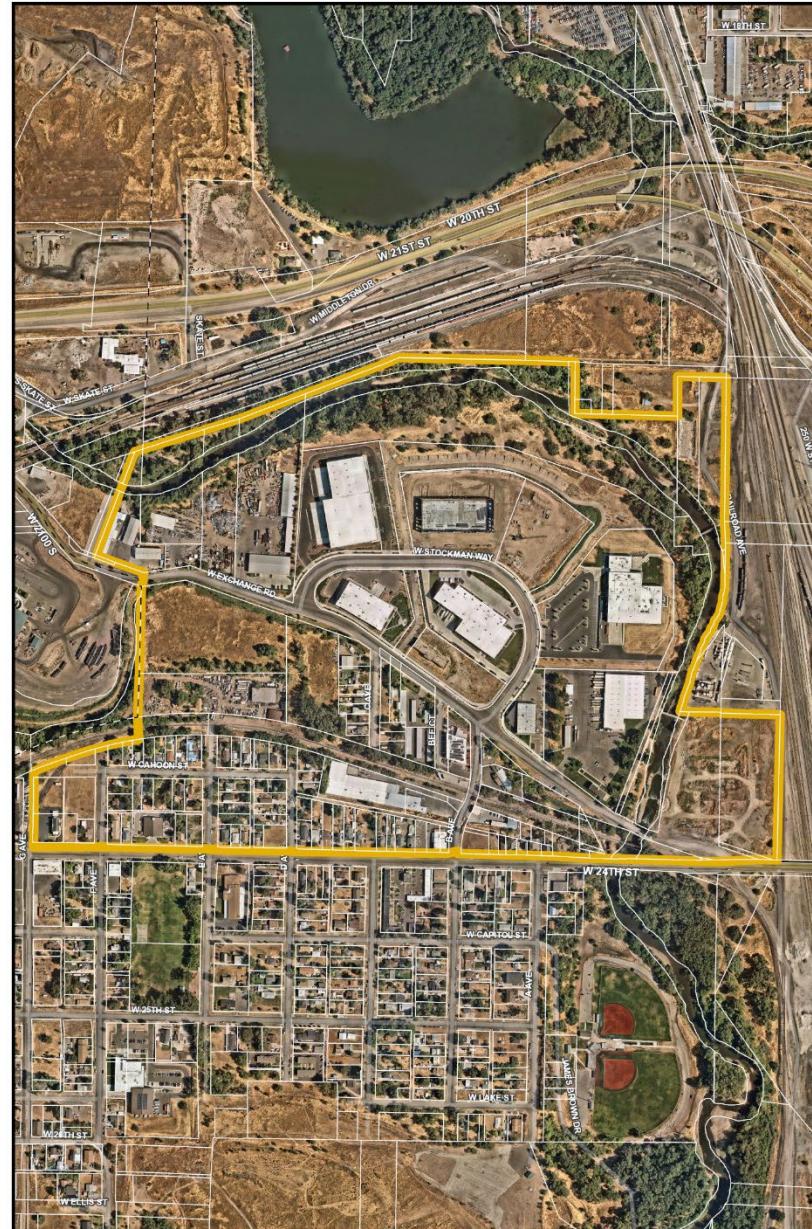
2013-2047

## Assessed Value

Current Year	\$54,788,213
Prior Year	\$48,500,692
Base Year	\$11,344,239

## Project Area Funds

Current Year	\$517,611
Total Received	\$2,921,641
Maximum Funds Allowed	\$18,253,475



## Trackline EDA



# Trackline EDA

## Active Projects

- Development of two new buildings by Blackpine, one of which was sold to Systemic Formulas, an Ogden-based nutritional supplement company
- Continued installation of common area improvements, including landscaping, site furniture, and interpretive signage
- Actively pursuing renovation options for Exchange Building
- Planning for additional assessment, clean-up, and reuse of Swift site

## Use of Funds

- Debt service payments for HUD 108 Loan and GWCU loan to OBE Vision/Blue Ox

# East Washington URA

## Collection Period

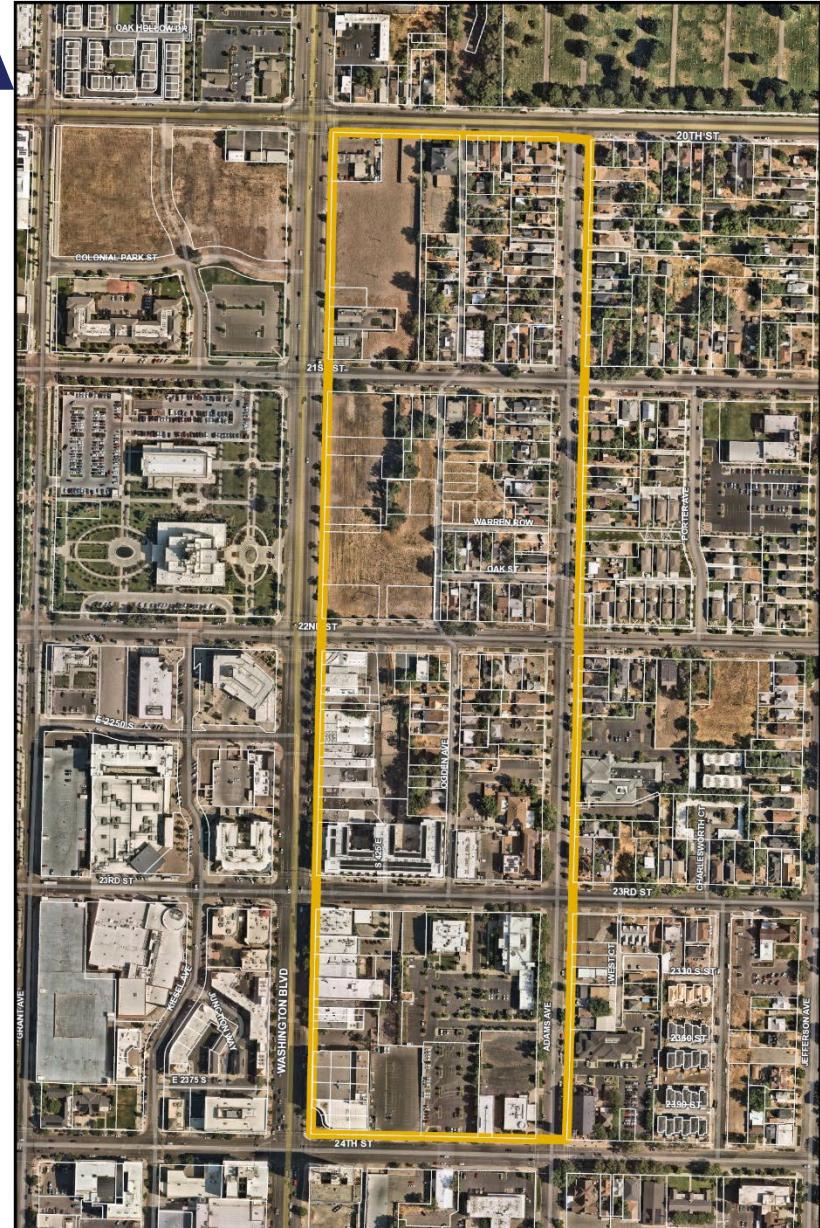
**2010-2032**

## Assessed Value

Current Year	\$58,750,858
Prior Year	\$59,365,281
Base Year	\$20,000,946

# Project Area Funds

Current Year	\$464,372
Total Received	\$2,491,913
Maximum Funds Allowed	\$17,267,231



# East Washington URA

## Key Projects

- Tower View Apartments
- Planning for future development of East Temple (east of Washington, 21<sup>st</sup> to 22<sup>nd</sup>)
- Supporting Weber County's plans to redevelop the Weber Block, currently used as surface parking

## Use of Funds

- Incentive Agreement with Tower Heights for Tower View Apartments

# Project Area Profiles

Ongoing Projects in 2023/2024

# Kiesel CDA

Collection Period

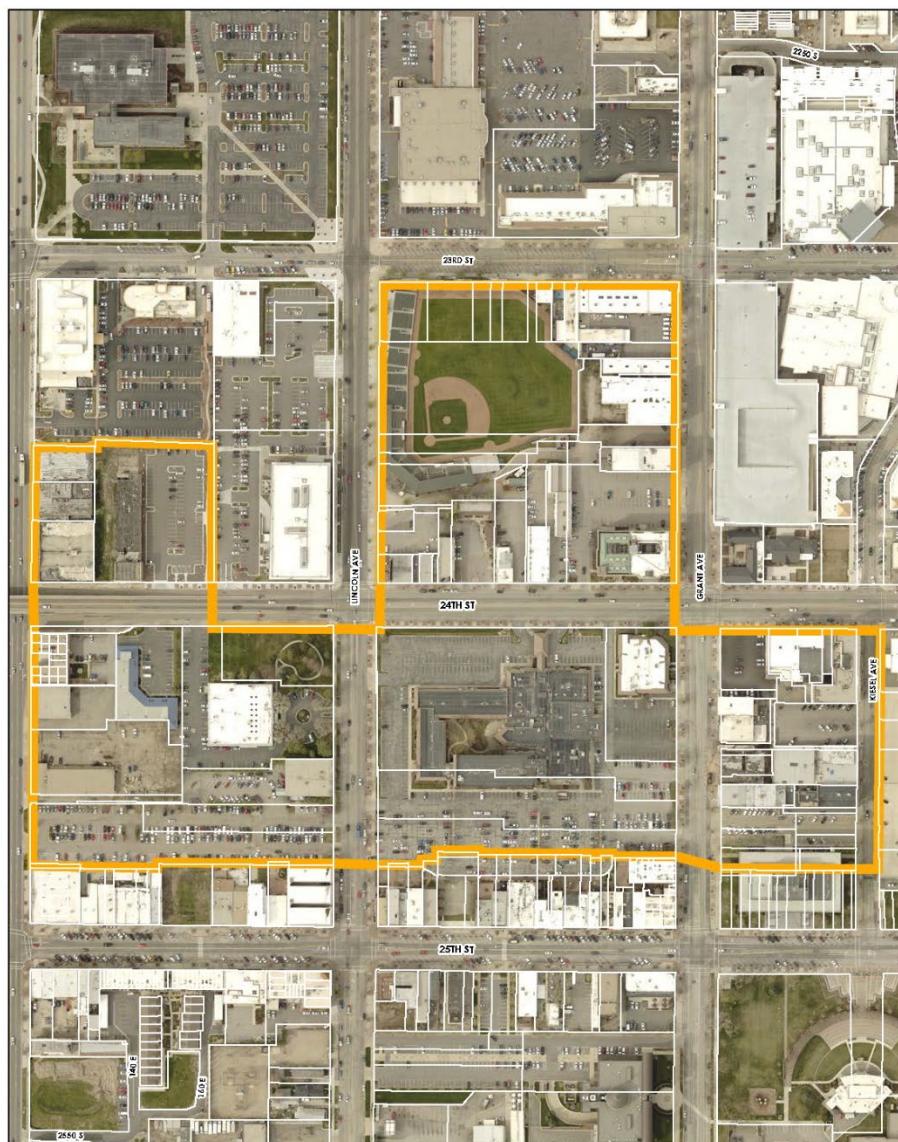
2015 - 2037

## Assessed Value

Current Year	\$72,201,860
Prior Year	\$68,976,886
Base Year	\$21,203,119

## Project Area Funds

Current Year	\$516,445
Total Received	\$2,895,178
Maximum Funds Allowed	\$10,400,000



# Kiesel CDA

## Key Projects

- Kiesel Building
- Thorstensen Building
- Proudfit Building

## Use of Funds

- Incentive agreement with Lotus for Kiesel Building
- Development agreement with Lotus for Thorstensen, Proudfit, and Hurst buildings and vacant corner of 24<sup>th</sup> & Grant

# Flagship CRA

Collection Period

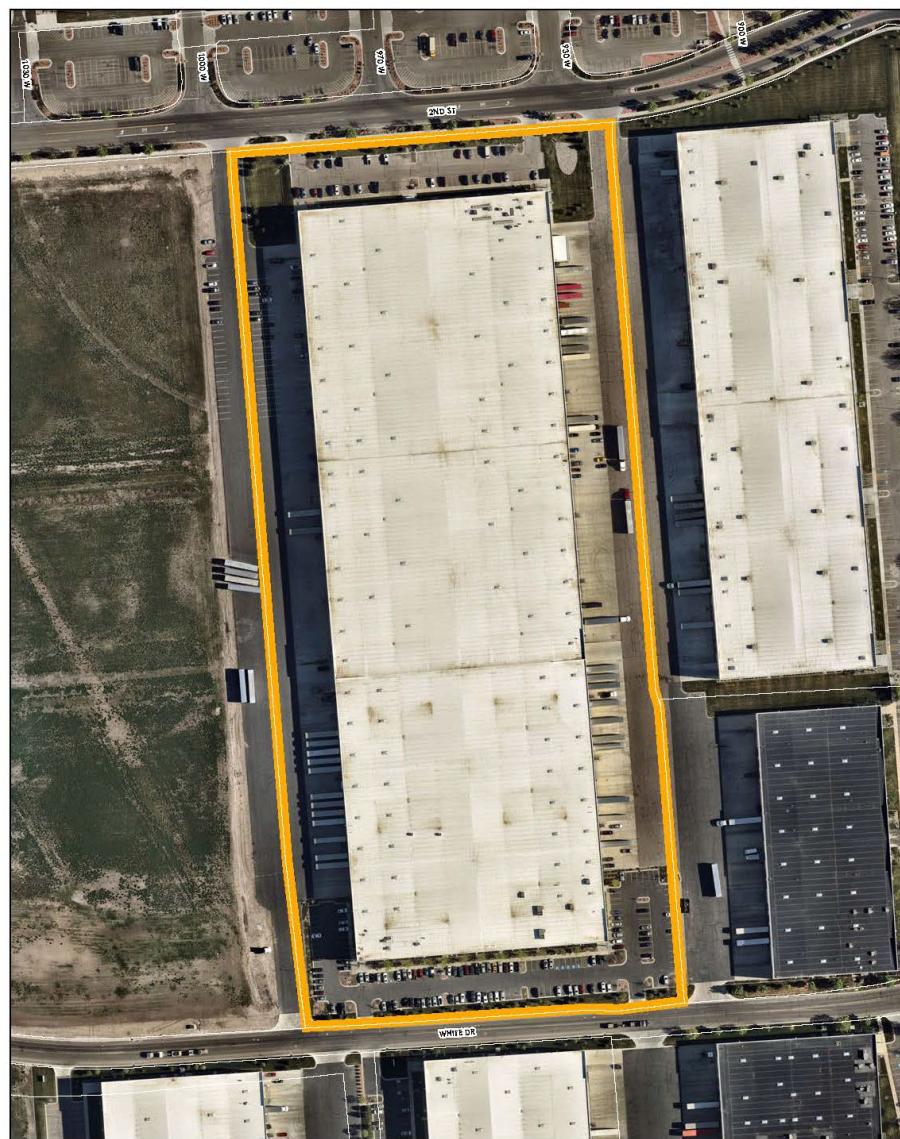
2021-2031

## Assessed Value

Current Year	\$61,192,740
Prior Year	\$61,186,418
Base Year	\$20,758,000

## Project Area Funds

Current Year	\$414,075
Total Received	\$1,256,989
Maximum Funds Allowed	\$2,904,933



FLAGSHIP CRA



# Flagship CRA

## Key Projects

- Amer Sports distribution center at BDO

## Use of Funds

- Incentive agreement with Amer Sports

# CBD Mall RDA

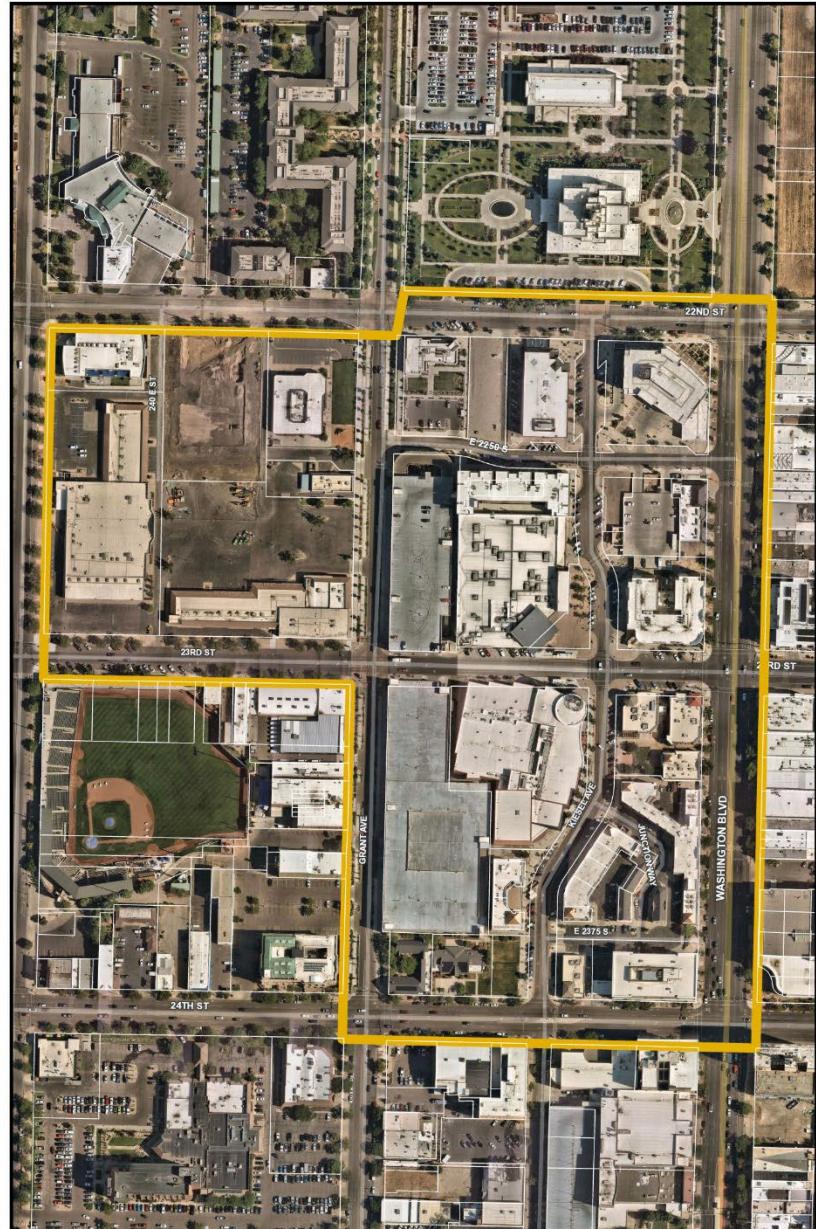
**Collection Period** 1977-2028

## Assessed Value

Current Year	\$104,233,235
Prior Year	\$95,852,217
Base Year	\$3,161,208

## Project Area Funds

Current Year	\$1,227,775
Total Received	\$20,803,397
Estimated Total Funds to Receive	\$25,714,597



CBD Mall RDA



# CBD Mall RDA

## Key Projects

- Originally created to facilitate development of Ogden City Mall
- Supported redevelopment of mall as the Junction, a mixed-use lifestyle center

## Use of Funds

- Debt service on bonds
- Maintenance at the Junction



# Fairmount RDA

Collection Period

1992-2024

## Assessed Value

Current Year	\$128,165,116
Prior Year	\$126,950,861
Base Year	\$2,558,959

## Project Area Funds

Current Year	\$1,111,473
Total Received	\$24,160,706
Estimated Total Funds to Receive	\$25,272,179



Fairmount RDA



# Fairmount RDA

## Key Projects

- Redevelopment of former Volvo/GMC facility as Autoliv plant
- Development of US Foods distribution center

## Use of Funds

- Currently used for Recreation Center debt service
- Previously used for TIF bonds for redevelopment of Volvo/GMC facility and property acquisition for US Foods distribution center

# Lincoln RDA

Collection Period

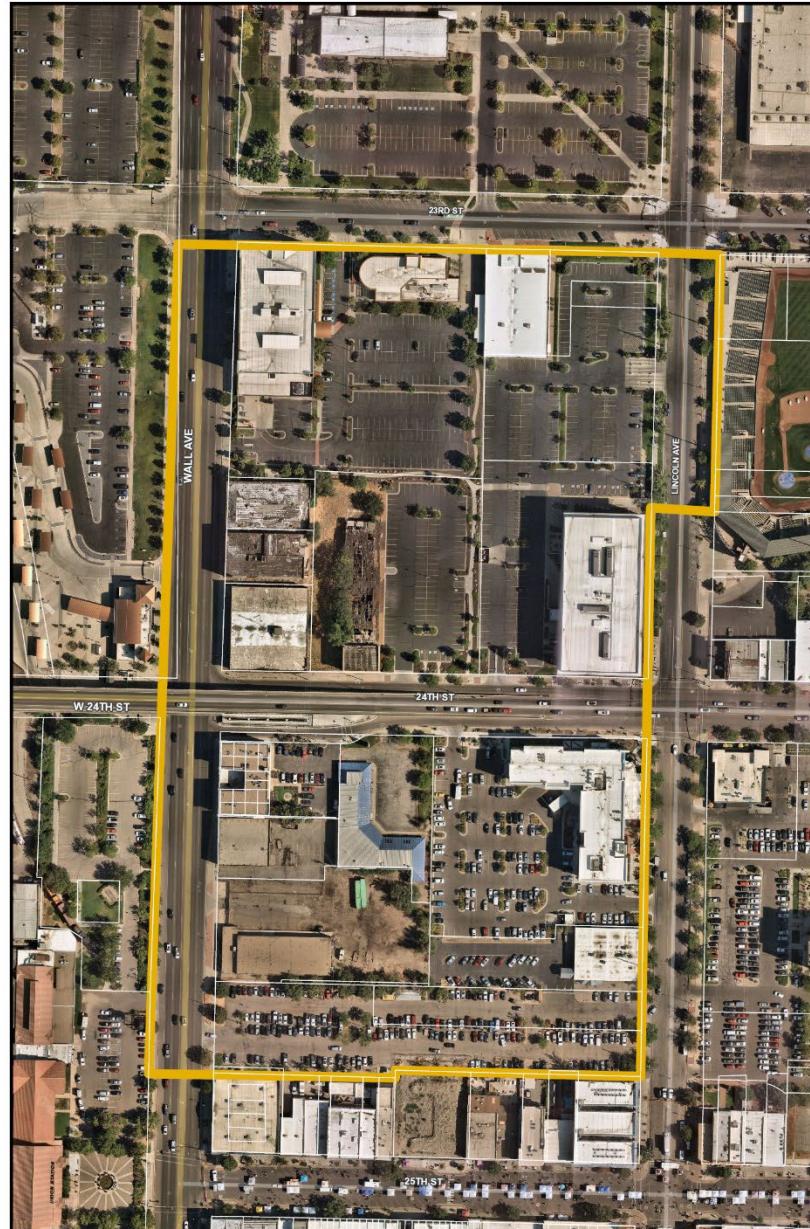
1987-2024

## Assessed Value

Current Year	\$51,059,283
Prior Year	\$47,532,542
Base Year	\$4,328,408

## Project Area Funds

Current Year	\$444,095
Total Received	\$7,338,124
Estimated Total Funds to Receive	\$7,782,219



Lincoln RDA



# Lincoln RDA

## Key Projects

- Development of IRS campus
- Creation of Electric Alley parking area for Historic 25<sup>th</sup> Street

## Use of Funds

- Currently used for Recreation Center debt service
- Previously used for development agreement with Boyer for development of Lincoln Center IRS building

# Questions & Discussion



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