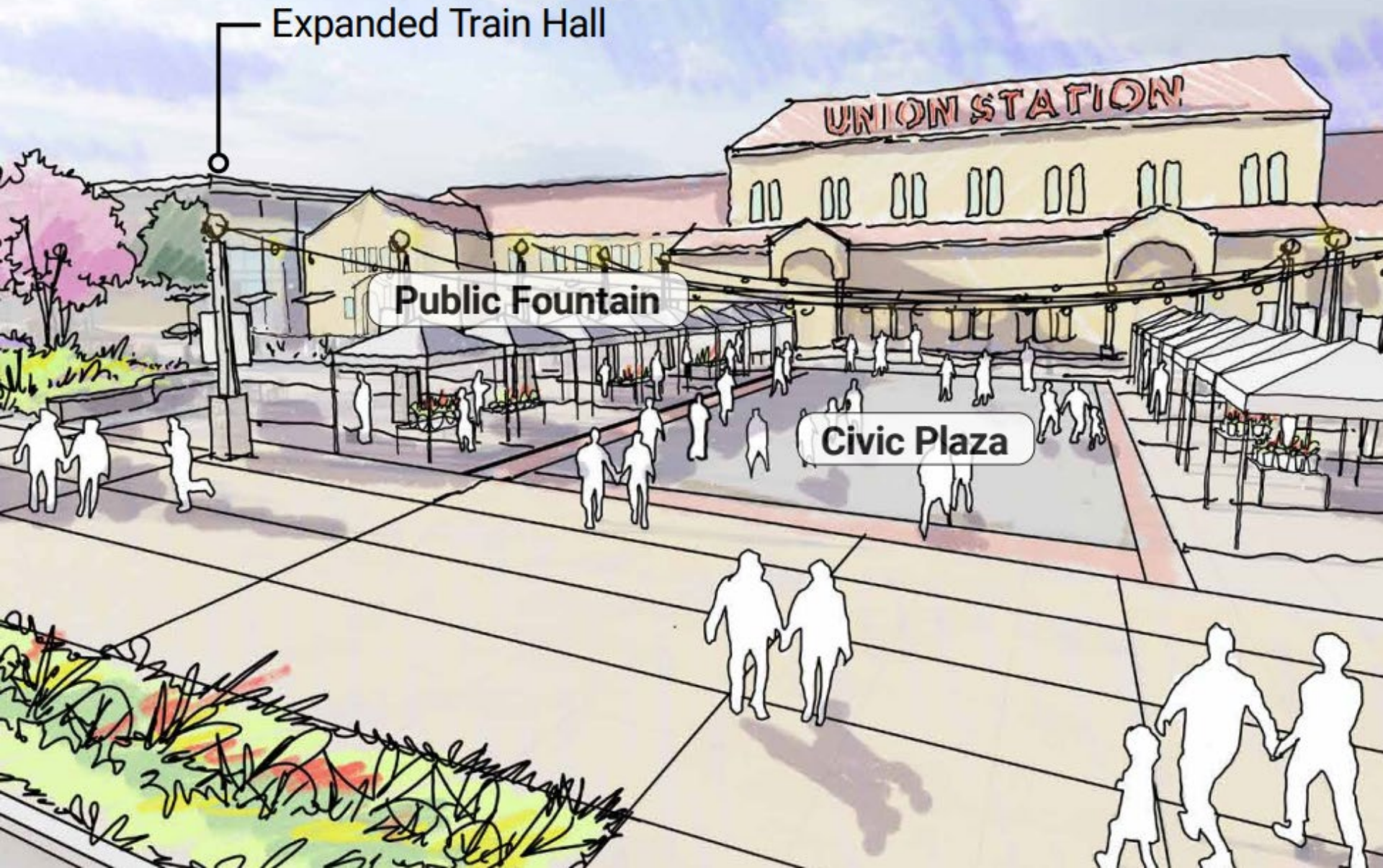


RDA Annual Update

January 2025



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.

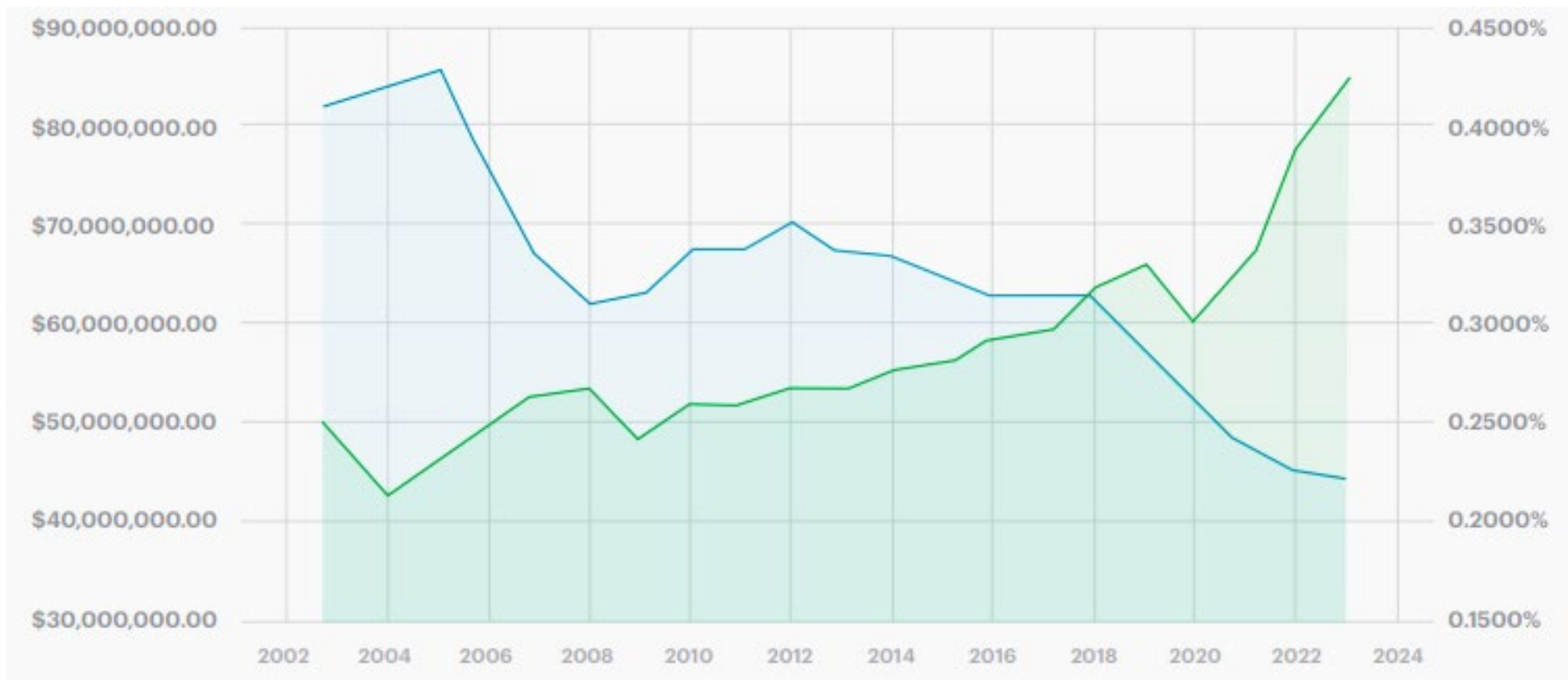
Ogden City Financial Health and Role of RDA

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.

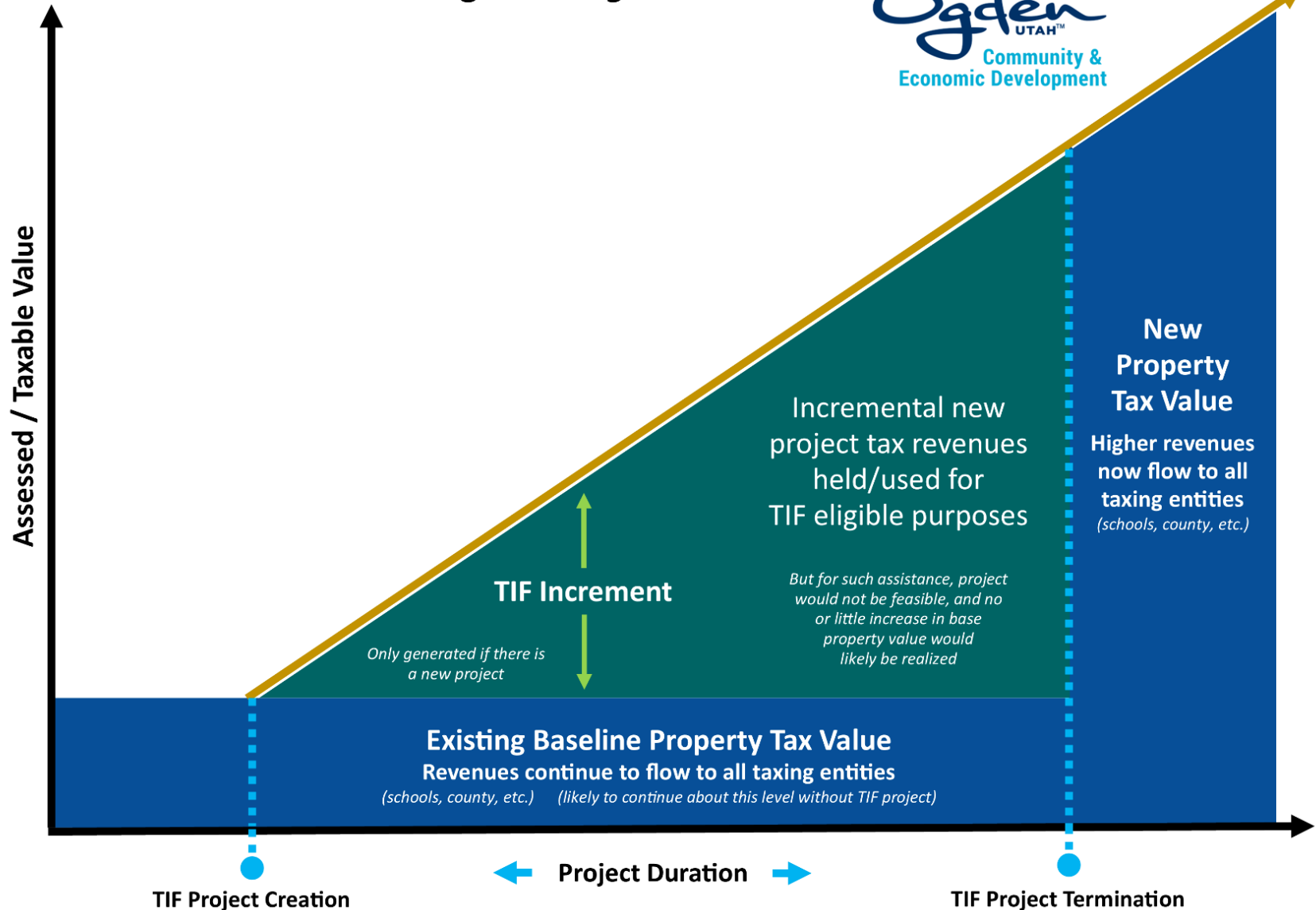
● General Revenue Fund

● Certified Property Tax Rate



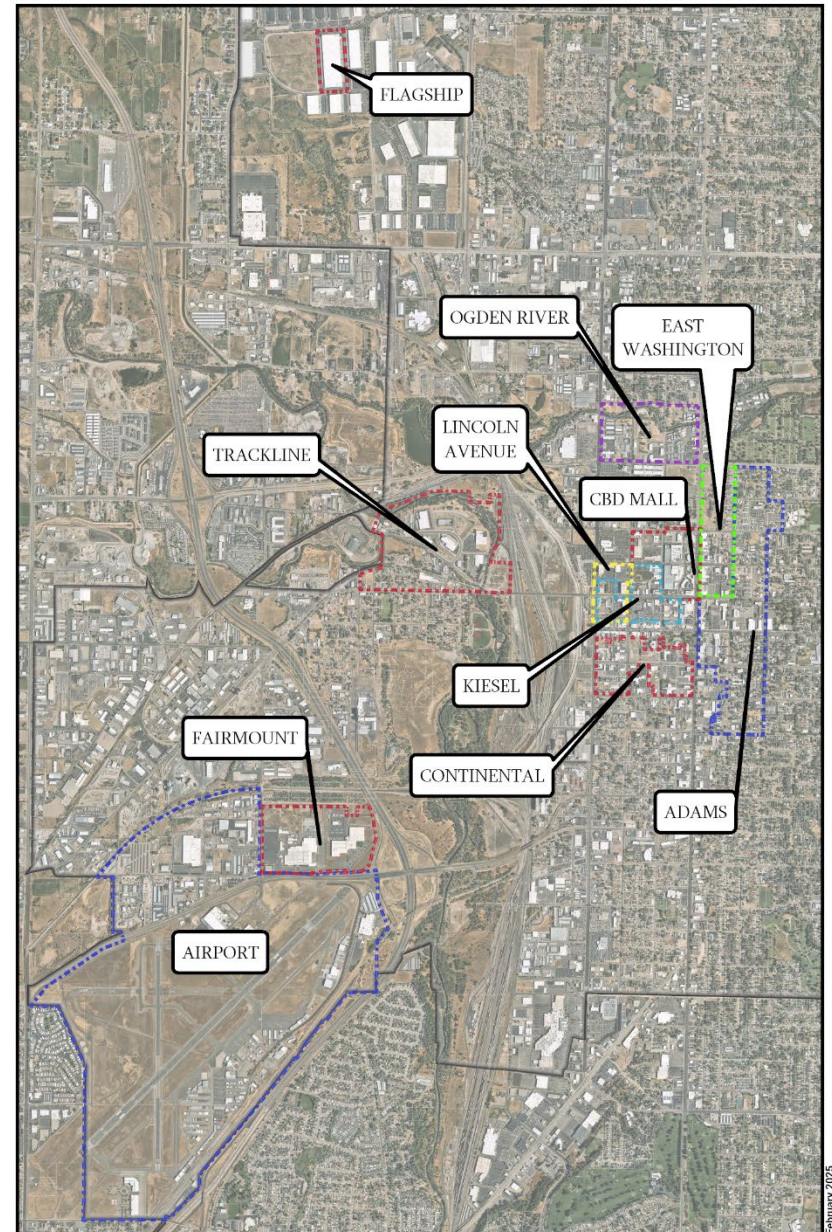
Tax Increment Financing

Tax Increment Financing — *at-a-glance*



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
Total		\$639,423,617



RDA Project Areas



Project Areas & Outcomes

Closed Project Areas			
Project Area	Base Year	Expiration Year	Value Increase*
25 th 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 th 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 th	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 (26th & Adams)
- Nine Rails Improvements

Continental CRA

- WonderBlock
- Highline Multifamily (25th & 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

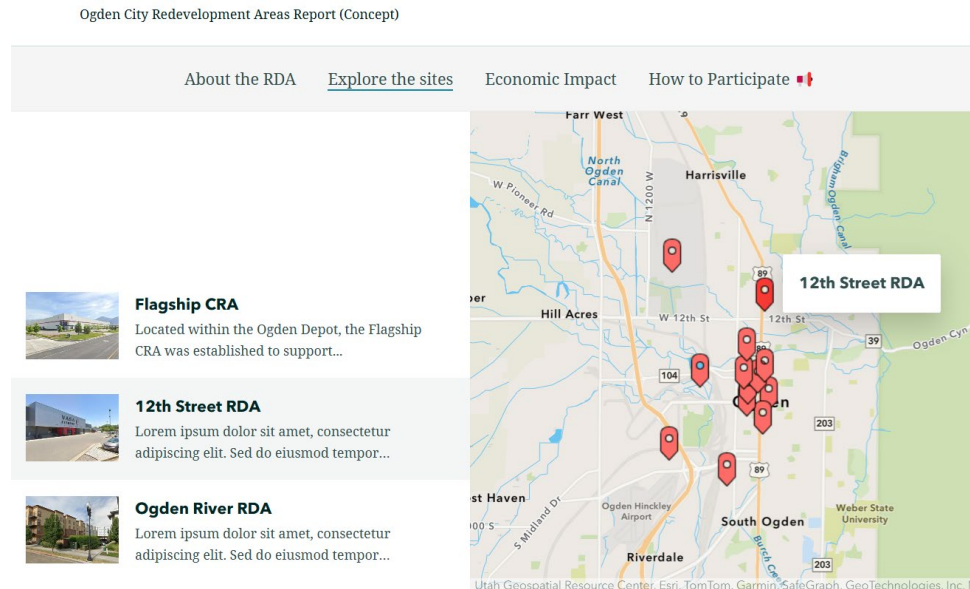
- Airport CRA – Amended Interlocal
- Adams CRA – Budget Amendment
- Capitol Square – HTRZ
- East Washington URA – New Overlay
- Union Station Neighborhood – HTRZ

Exploring

- Gibson Grove/FHIZ
- Five Points
- West Ogden / 24th Street

Other Updates

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



Project Area Profiles

Active Projects in 2023/2024

Airport CRA

Collection Period	2025-2047
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Assessed Value

Current Year	N/A
--------------	-----

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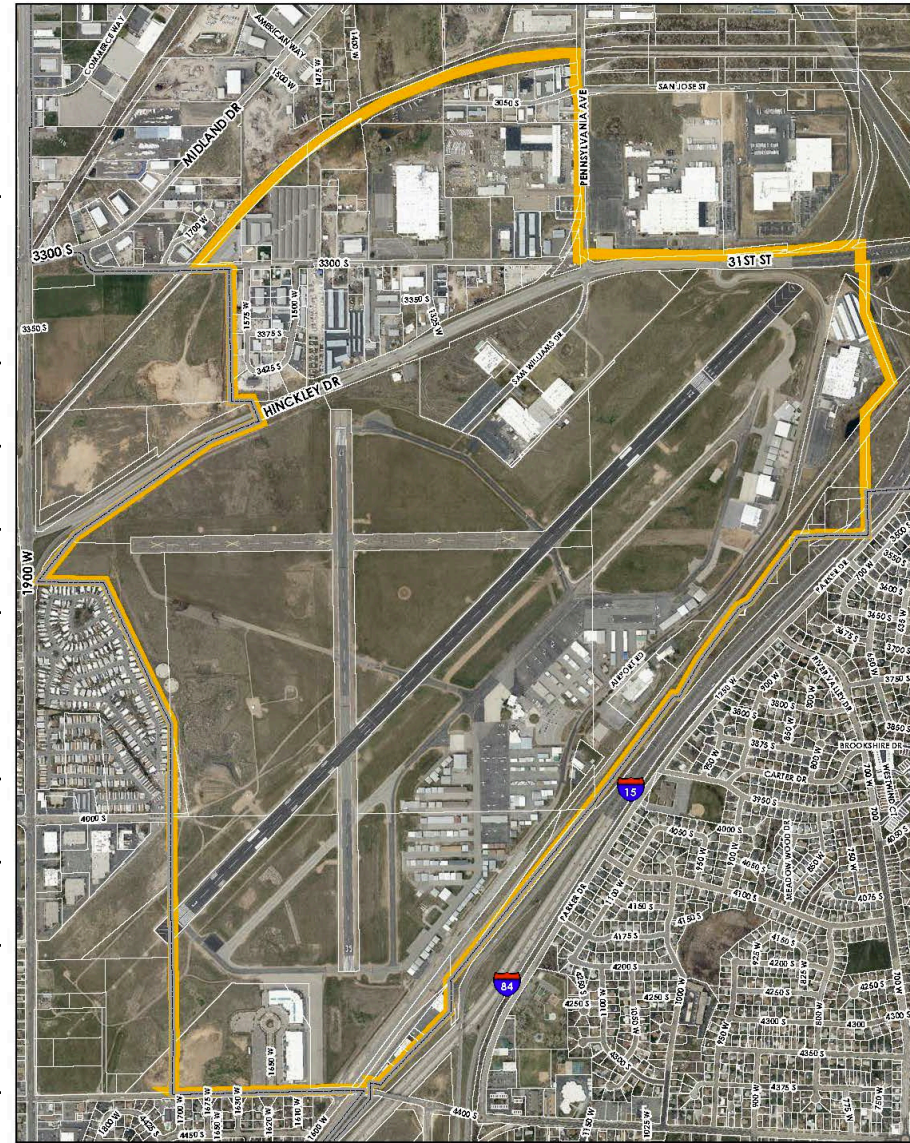
Base Year	\$211,920,205
-----------	---------------

Project Area Funds

Current Year	N/A
--------------	-----

Total Received	N/A
----------------	-----

Maximum Funds Allowed	\$119,316,079
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AIRPORT CRA



December 2018

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

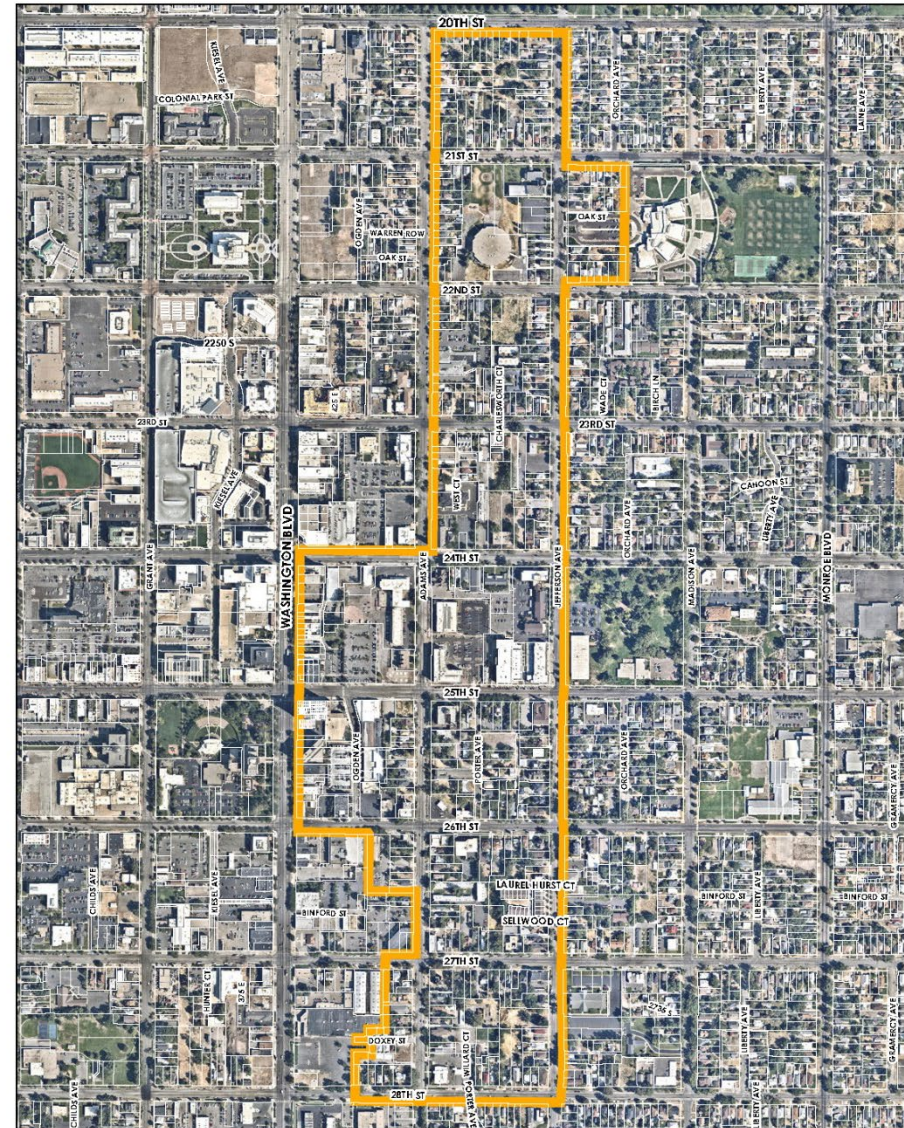
Collection Period	2019-2045
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Assessed Value

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



March, 2017

Adams CRA

Complete Projects

- The Monarch
- Peery Lofts
- Stone Hill Homes
- Towns on 24th
- 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
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Prior Year	\$35,830,257
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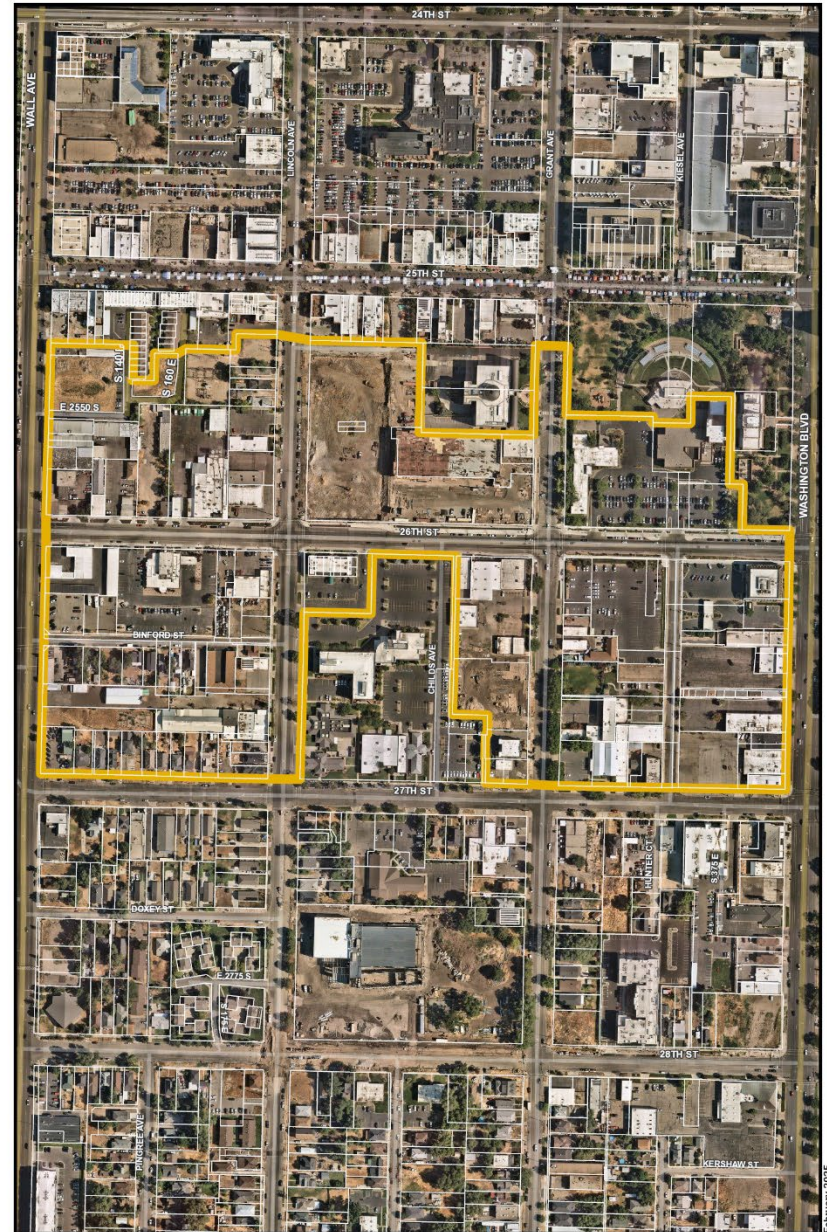
Base Year	\$19,458,665
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Project Area Funds

Current Year	\$183,617
--------------	-----------

Total Received	\$545,518
----------------	-----------

Maximum Funds Allowed	\$35,055,810
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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

Collection Period **2002 - 2029**

Current Year	\$75,811,783
--------------	--------------

Base Year	\$10,445,578
-----------	--------------

Current Year	\$562,159
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Maximum Funds	\$15,000,000
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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 20th apartments, and Ogden River's Edge project
- Land exchange agreement with Lotus for Riverwalk Phase 3 multifamily project

Trackline EDA

Collection Period	2013-2047
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Assessed Value

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

Project Area Funds

Current Year	\$517,611
--------------	-----------

Total Received \$2,921,641

Maximum Funds Allowed	\$18,253,475
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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



East Washington URA

Key Projects

- Tower View Apartments
- Planning for future development of East Temple (east of Washington, 21st to 22nd)
- 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

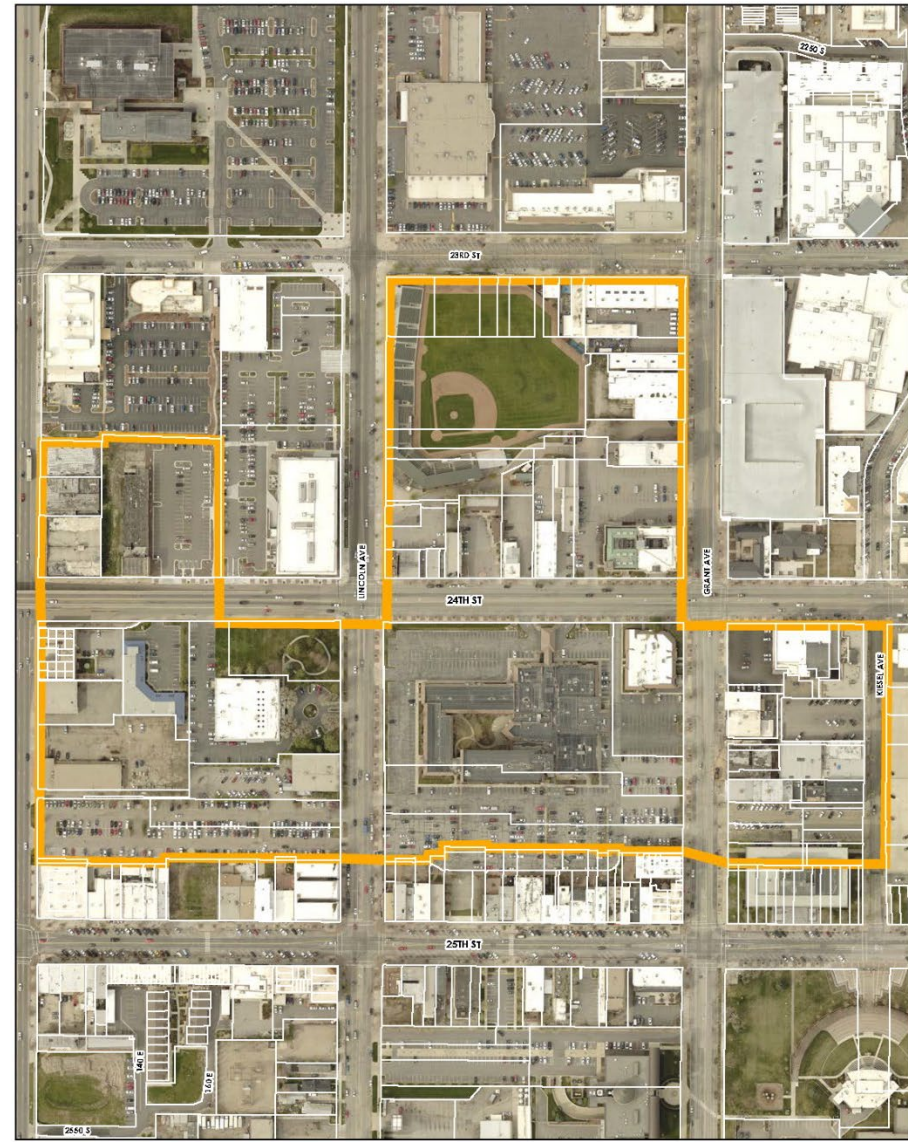
Collection Period	2015 - 2037
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Assessed Value

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



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 24th & Grant

Flagship CRA

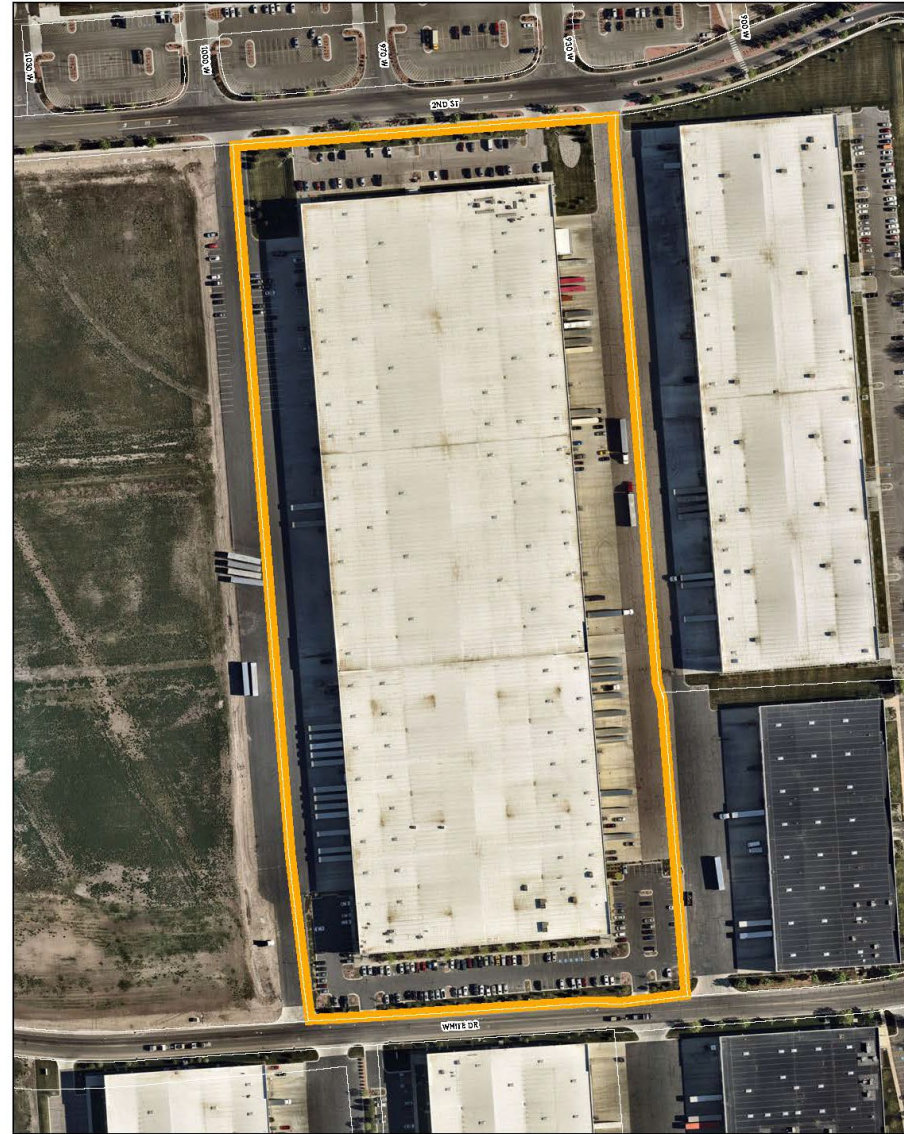
Collection Period	2021-2031
--------------------------	------------------

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
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Assessed Value

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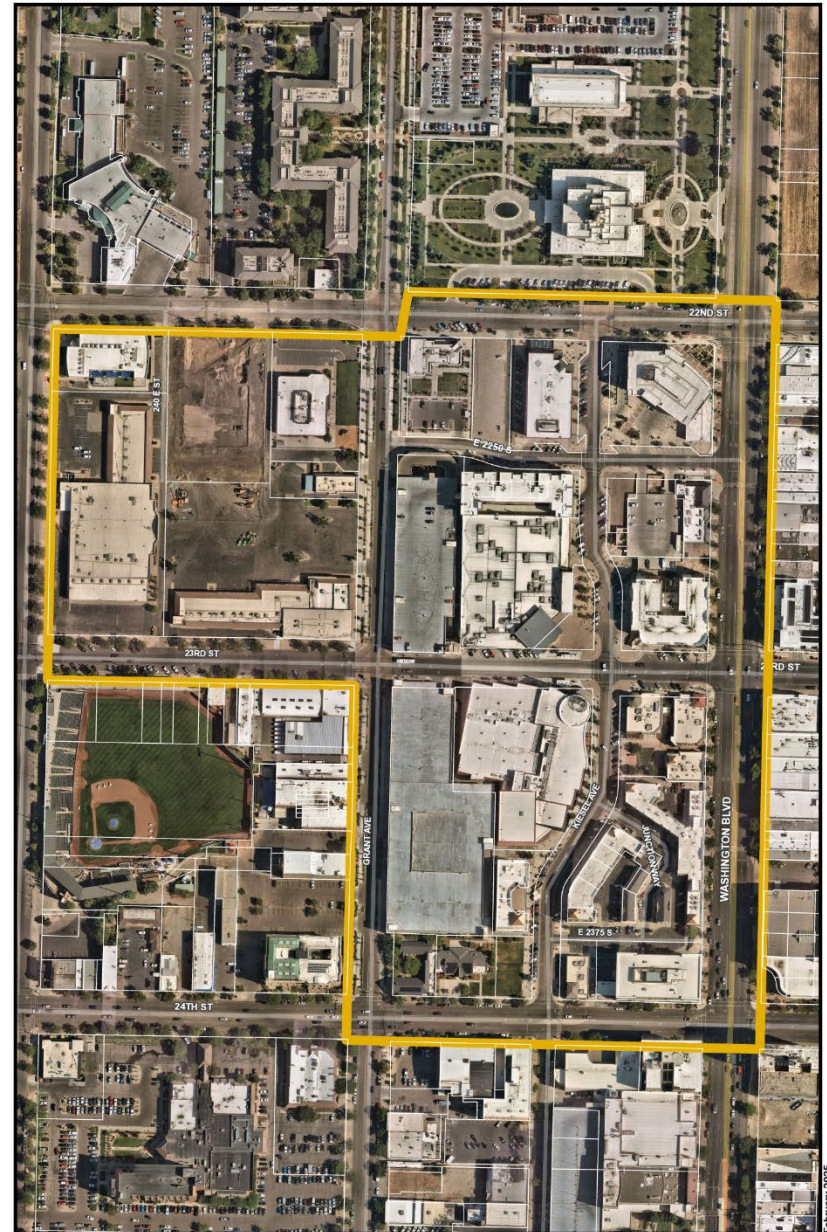
Base Year	\$3,161,208
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Project Area Funds

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



February 2025

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
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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	\$25,272,179
Funds to Receive	



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
------------	--------------

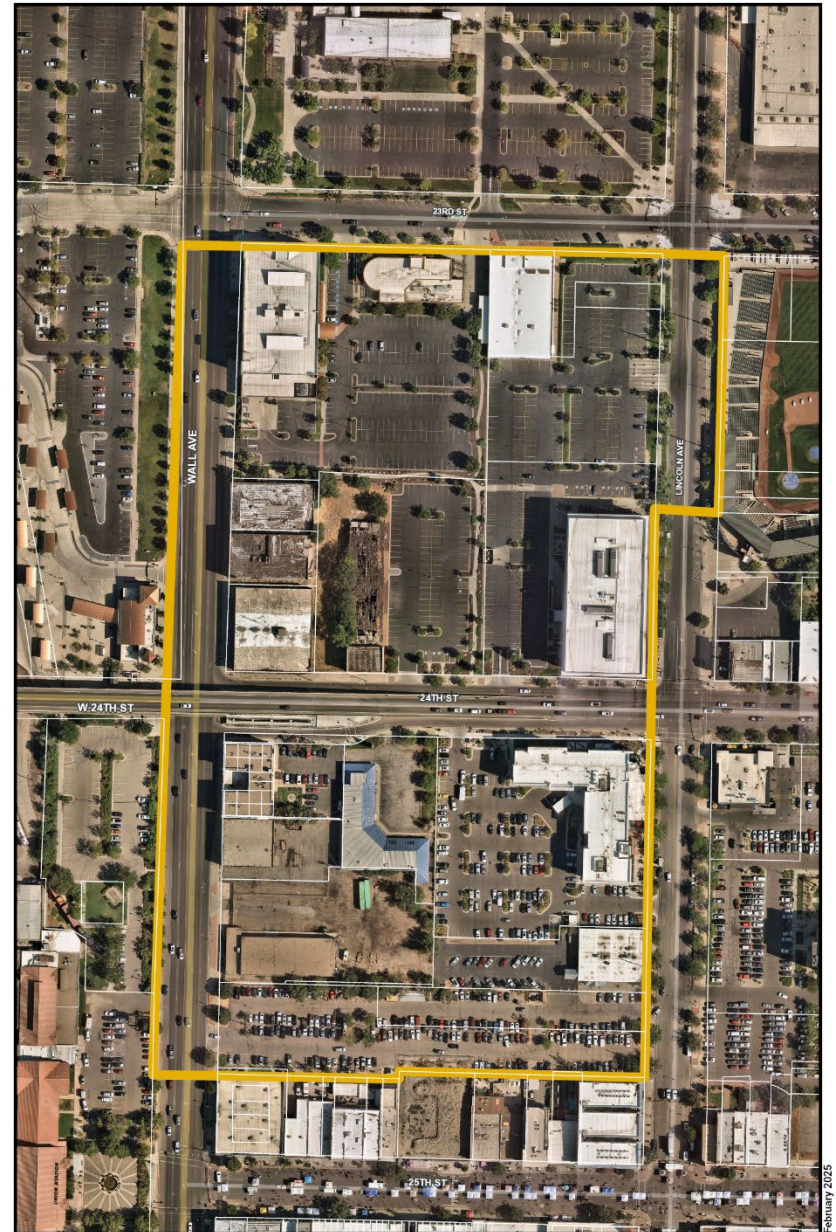
Base Year	\$4,328,408
-----------	-------------

Project Area Funds

Current Year	\$444,095
--------------	-----------

Total Received	\$7,338,124
----------------	-------------

Estimated Total Funds to Receive	\$7,782,219
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Lincoln RDA



February 2025

Lincoln RDA

Key Projects

- Development of IRS campus
- Creation of Electric Alley parking area for Historic 25th 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

