

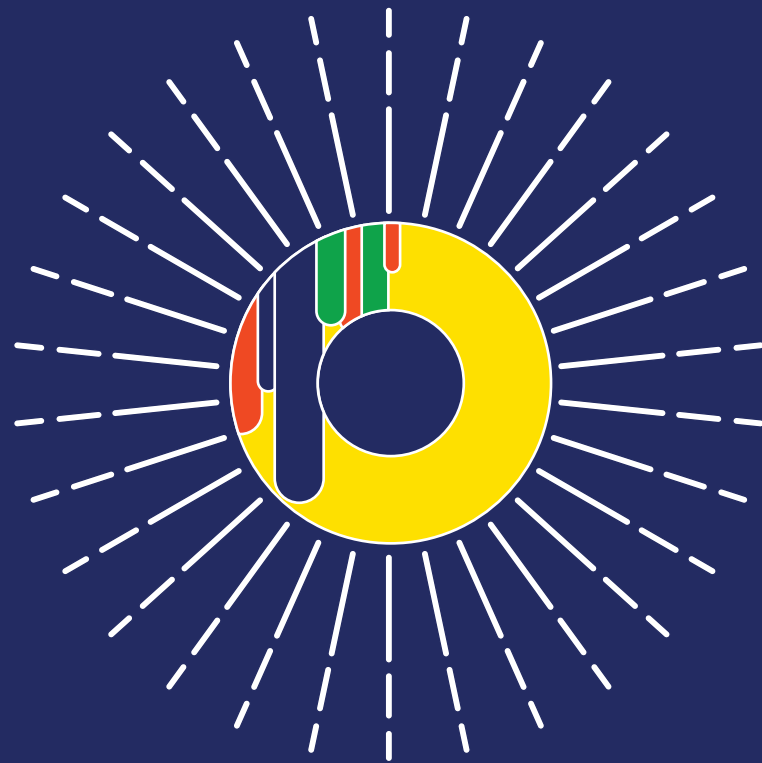


Ogden Redevelopment Agency

Annual Summary 2022 // 2023



Make
Ogden



It Pays to Live in Ogden



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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.**

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

Identify key redevelopment zones and strategically utilize unconsolidated, vacant and underutilized land in a targeted manner. Focus on value and density development, job creation, and residential growth in the downtown core as a means to increase the city's tax base through a larger high-paid workforce and a greater amount of land contributing revenue through property taxes.



Historic and Cultural Assets

Identify, preserve, and celebrate historic and cultural assets to capitalize on the significance these places represent in Ogden City. Prioritize design standards tailored to enhancing and protecting historical assets through redevelopment to place greater significance on adaptive reuse and strategic infill in and around these places.



Transportation and Mobility

Focus redevelopment on integrating complete streets, where all mobility options are balanced, level of service is met, and amenities such as protected bike lanes and bike facilities are present to increase the connectivity and walkability of the community. Focus on development with limited surface parking that encourages destination based, regionalized parking with connections to multi-modal public transit.



Parks and Open Space

Focus on increasing the quality and programming of existing parks and open space to catalyze development and increase surrounding land values, while attracting new residents and businesses.



Social Equity and Essential Services

Increase access to services and amenities, such as schools, day care, grocery stores, open space, attainable housing and community centers, to increase Ogden City’s competitiveness to attract residents and a larger spectrum of commercial tenants.

Redevelopment Agency Profile

On the 6th of May, 1969, Ogden, Utah’s residents voted to establish the Ogden City Redevelopment Agency, known as, “The Agency”, to **address deteriorating conditions that existed in the downtown area and inner-city neighborhoods.**

Our Agency Assists Ogden City and its Community in Addressing Three Types of Development Issues:

Redevelopment

ORDA 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.

Though the Agency is a separate and distinct entity from Ogden City, the members of the Ogden City Council are designated as the governing Board of the Agency with the Mayor serving as the Executive Director. The Council Executive Director acts as the Redevelopment Agency Board Administrator. The Agency contracts with Ogden City for administrative services and project management.

How We Work

Working under the authority of Utah Code 17C – Limited Purpose Local Government Entities – Community Reinvestment Agency Act, as amended (the “Act”), the Agency adopts plans to guide development and investment activities in project areas. It works closely with Ogden City and the private sector to implement the plans and facilitate improvements. Currently, the Agency has adopted five types of plans: RDAs, URAs, CDAs, CRAs, and EDAs.

How We Put Our Taxes to Work

Additionally, under the Act, the Agency is able to collect a portion of the increased property tax revenues generated by development and investment activities within the specified areas (known as “tax increment, tax increment financing, or TIF).

Tax increment financing is a useful tool project areas use to support and finance redevelopment. Tax increment is the incremental difference in property tax revenue due to the increase in the assessed value of property after a project area is created.

Tax increment revenue is used by the ORDA to offset costs incurred to implement redevelopment plans, e.g., property acquisition, demolition, improvement costs, and is also used to incentivize eligible development projects.

At the time of this summary, the Agency presently manages 13 project areas. Within these areas, the Agency has used its resources to leverage private investment to facilitate numerous projects that have generated billions of dollars in increased value and economic impact and greatly impacted the quality of life in the community.



Agency Leadership and Staff

Ogden City Redevelopment
Agency Governing Board

Angela Choberka, Chair
Ken Richey, Vice-Chair
Bart Blair, Board Member
Richard Hyer, Board Member
Luis Lopez, Board Member
Ben Nadolski, Board Member
Marcia White, Board Member

Executive Director,
Michael P. Caldwell

Board Administrator,
Janene Eller-Smith

Agency Secretary,
Tracy Hansen

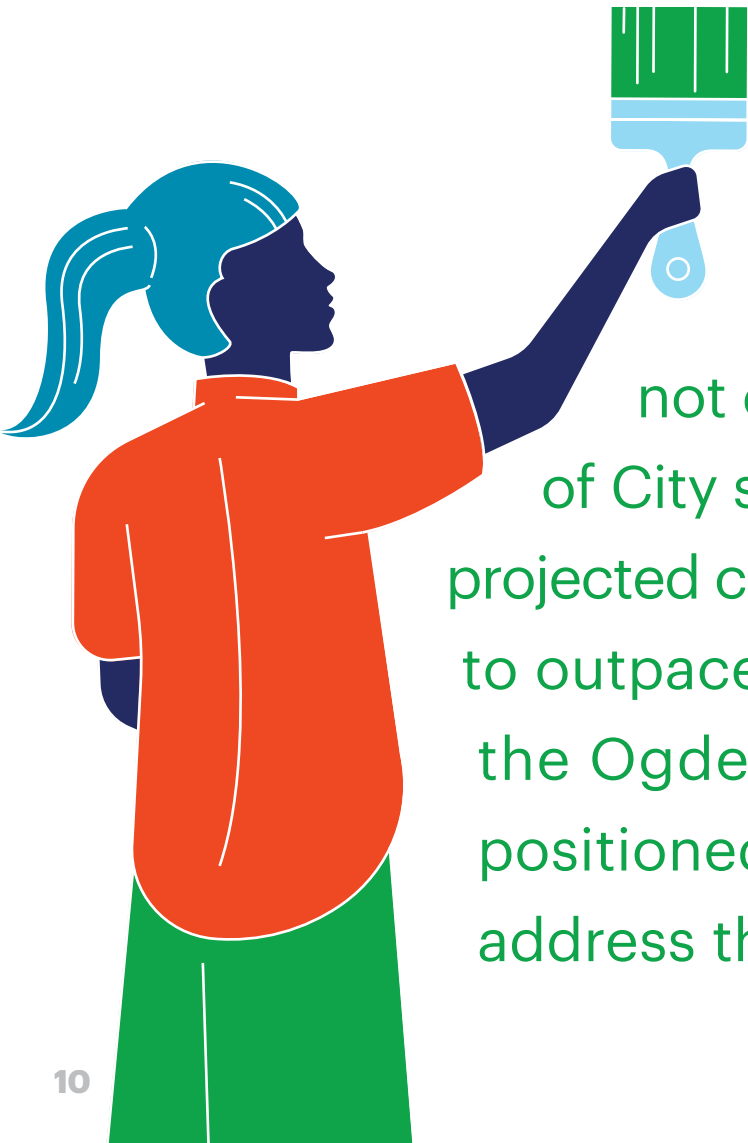
Period for the Report

July 1, 2022 – June 30, 2023

This report is for informational purposes and does not alter the amount of tax increment that the agency is entitled to collect from a project area.



Ogden City Financial Health and the Role of the RDA



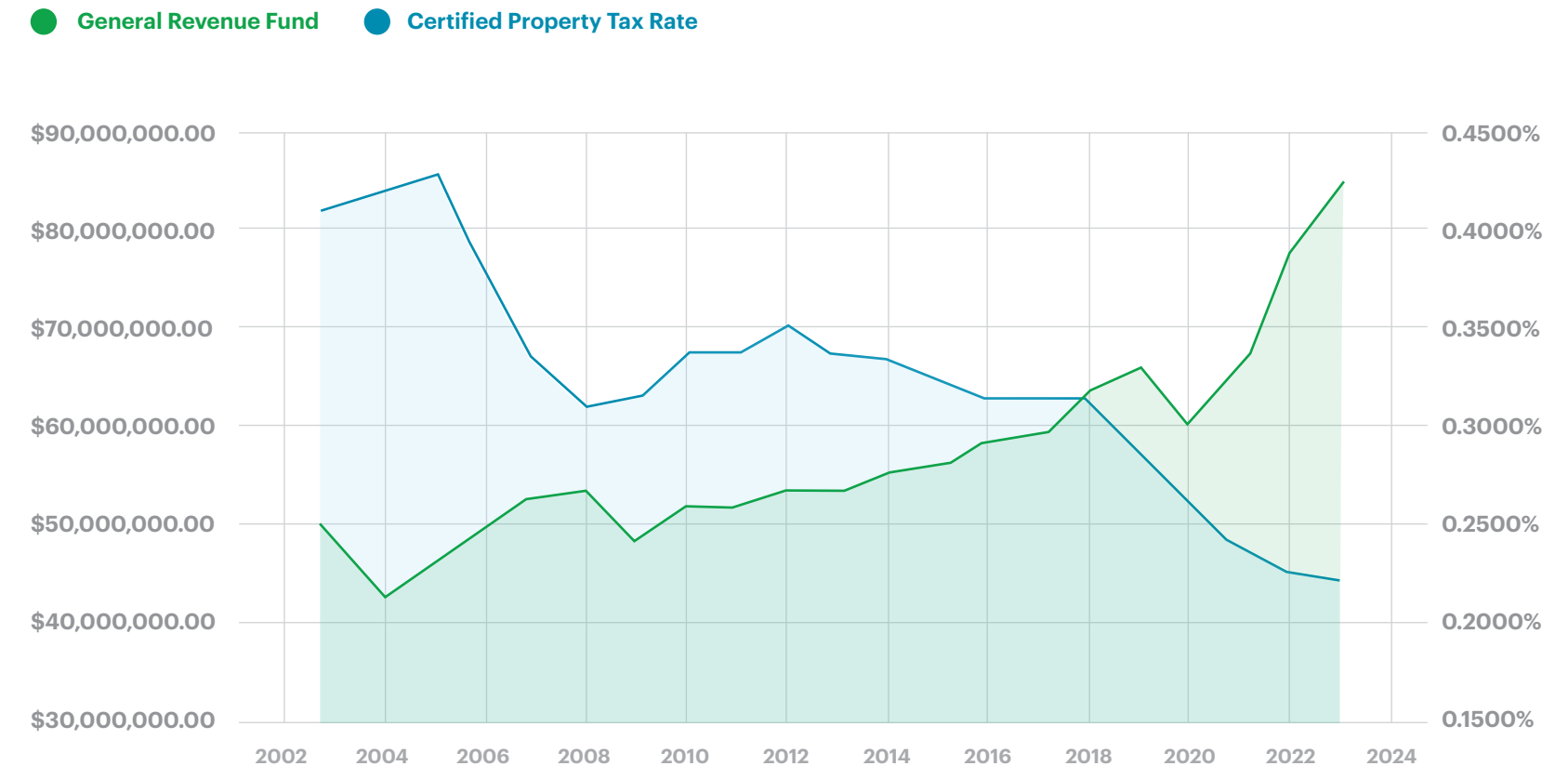
While Utah's Wasatch Front experiences unprecedented growth, the City of Ogden is struggling to maintain and grow its tax base – which threatens the long-term, community fiscal health. Ogden City's transition from a rail-driven, industrial economy along with downturns in the local economy have left vacant or underutilized properties and an over-aged infrastructure across the City.

With low and stagnant land values in the City not creating enough revenue to support the cost of City services, and faced with the dilemma that the projected costs of providing City services would continue to outpace the ability of the City to generate revenue, the Ogden City Redevelopment Agency is uniquely positioned to target public and private investment to address this continuing gap.



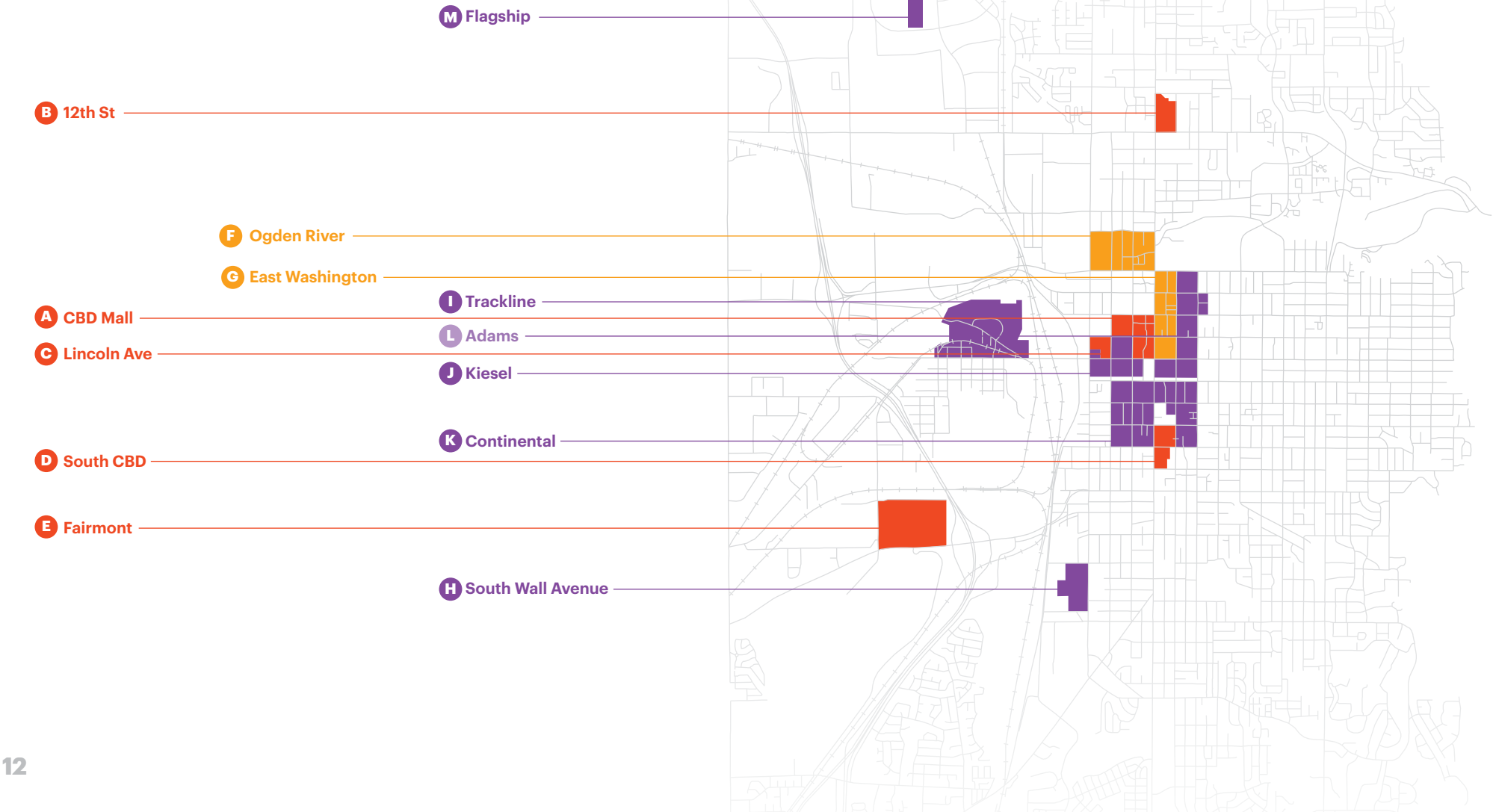
Our Targeted Investment Strategy

By using a targeted investment strategy, the Agency is able to increase the financial health of the city, create community wealth, and help lower the tax burden.



Project Area Profiles and Maps

● Pre Year 2000 ● Years 2000 > 2010 ● Years 2010 > Present



A CBD Mall 1977

Originally created to facilitate the development of the Ogden City Mall. After exceeding its useful life, the Mall was demolished in 2002 and the site was approved for a new mixed-use lifestyle center now known as The Junction. The expiration date was extended by vote of the taxing entities committee from tax year 2014 to 2026. It was further extended due to Covid-19 to 2028.

B 12th Street 1987

Created to assist with the demolition of the old Weber High School property at 12th Street and Washington Blvd. in preparation of development of a commercial center. Beginning in 2016 tax increment may only be used for recreation center purposes until 2022.

C Lincoln Avenue 1987

Created to assist with redevelopment of a two-block industrial area in the northwest section of downtown. Beginning in 2018 tax increment may only be used for recreation center purposes until 2024.

D South CBD 1987

Created to facilitate improvement and expansion of an automobile dealership in the downtown area. Beginning in 2016 tax increment may only be used for recreation center purposes until 2022.

E Fairmont 1992

Created to assist in the redevelopment of the closed Volvo White GMC heavy truck plant. Beginning in 2018 tax increment may only be used for recreation center purposes until 2024.

F Ogden River 2002

Created to facilitate redevelopment of the river neighborhood along the Ogden River between Washington Boulevard and Wall Avenue on the north boundary of the Central Business District. The expiration date of the project area was extended by vote of the taxing entities committee from tax year 2017 to 2029.

G East Washington 2009

Created to facilitate commercial and residential development in a four-block area on the east side of Washington Blvd in downtown Ogden. Originally expired in 2030. The expiration date was extended to 2032 due to Covid-19.

H South Wall Avenue 2012

Created to facilitate the attraction of new and the expansion of existing automobile dealerships along Wall Avenue. Expires 2022.

I Trackline 2013

Created to facilitate the attraction of new commercial and manufacturing businesses to the otherwise blighted area known as the Ogden Stockyards. The expiration date was extended by vote of the taxing entities committee from tax year 2033 to 2045. It was further extended due to Covid-19 to 2047.

J Kiesel 2015

Created for the purpose of supporting the redevelopment of historic buildings, strengthening Ogden's employment and tax base, and creating a mechanism to support additional downtown parking. Originally expired in 2035. The expiration date was extended due to Covid-19 to 2037.

K Continental CRA 2015

Created to facilitate a downtown mixed-use neighborhood that creates and sustains a desirable quality of life in the area south of Historic 25th Street. The expiration date was extended from 2039 to 2041 due to Covid-19 and then further extended to 2058.

L Adams 2018

Created to support the renovation and refurbishment of historic buildings, strengthening Ogden's employment and tax bases, enhancing quality of life, encouraging and supporting a robust art and cultural experience, and facilitating the construction of additional residential units and/or the renovation of existing residential units. Originally expired in 2042. The expiration date was extended due to Covid-19 to 2044.

M Flagship 2021

Established October 2021, the Flagship CRA was created to support the expansion of Amer Sport's warehousing and distribution activities.

PRE YEAR 2000	ORIGINALLY ESTABLISHED 1977	PROJECT AREA A
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CBD Mall



RDA Purchase of the Mall

Originally created to facilitate the development of the Ogden City Mall. After exceeding its useful life, the Mall was demolished in 2002 and the site was approved for a new mixed-use lifestyle center now known as The Junction. The expiration date was extended by vote of the taxing entities committee from tax year 2014 to 2026. It was further extended due to Covid-19 to 2028.

Reuse and Master Development Guidelines Adopted

The Agency engaged Design Workshop, an urban planning firm, to assist the community in preparing reuse and master development guidelines for the site. The proposed guidelines generated through this process were approved by the Planning Commission and adopted by the Agency board.

The CBD Mall Redevelopment Project Area was established in 1977 and encompasses 48.45 acres of land in Ogden’s core downtown area. Created to facilitate the development of a \$56 million, 800,000 square foot regional mall by Ernest W. Hahn, Inc., the RDA issued \$8,795,000 of tax increment revenue bonds in 1977 for land acquisition, relocation assistance for displaced businesses, as well as capitalized interest to cover initial debt service payments.

RDA Purchase of the Mall

On December 27, 2005 the RDA approved a Development and Lease Agreement with The Boyer Company. In accordance with the agreement, the RDA renovated the parking garage, and as an anchor, developed the Salomon Center, an adventure recreation hub. Based upon the Agency’s commitment, Boyer negotiated for the development of a multi-screen cinema complex and began construction of a 4 story office building as well as retail, restaurant, and urban residential space in accordance with the master plan.

Ogden and the RDA have pledged revenues to cover debt service payments on the 2005 Series A, 2009A and 2009B bonds. Tax increment revenues from 10 other identified project areas in Ogden City are pledged for debt service of the 2005 Series A bonds. Lease revenues from Salomon recreation center are pledged for debt service for the 2009 Series A bonds. The 2009 Series B bonds have 3 revenue sources pledged, which include, tax increment revenue from the CBD Mall project area, and City franchise tax. In February 2011 the RDA issued a tax increment revenue bond for \$1.6 million to facilitate development of the Hilton Garden Inn.

Use of Tax Funds

1: Tax increment is being used to satisfy bond debt services that are described in the guidelines

2: Maintenance at The Junction



Last Year to Collect Tax Increment
2028

Tax Collection Years Remaining
5

Funds Collection Period
1987-2028



Base Taxable Value



Prior Year's Assessed Value



Estimated Current Assessed Value



\$19,575,622

Total Project Funds Received Historically

\$1,120,147

Estimated Project Area Funds to be Received in Current Calendar Year (2023)

\$4,480,588

Remaining Amount of Project Area Funds to be Received By Agency

\$24,610,485

Maximum Amount of Project Area Funds to be Received Cumulatively

\$1,120,147

Estimated Project Area Funds to be Paid for Next Year

Participating Taxing Entities

Weber County, Ogden City School District, Ogden City, Weber Basin Water Conservancy Dist., Central Weber Sewer Improvement Dist., Weber County Mosquito Abatement Dist., Weber Area Dispatch 911 and Emergency Services, Ogden City - Special Levy to Purchase WBWCD Water.

PRE YEAR 2000	ORIGINALLY ESTABLISHED 1987	PROJECT AREA B
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12th Street



The 12th Street Redevelopment Project Area was established in 1987 and encompasses 23.64 acres. The area was formed to assist with the redevelopment of the old Weber High School property at 12th Street and Washington Boulevard and to also refurbish the adjacent shopping center property. The project developers were Shopko and Rayco.

To assist with this development, the RDA borrowed \$784,000, at no interest, from the developer. The RDA also agreed to pay the City O&A costs of \$117,660. The \$784,000 was used to assist the developers with demolition and infrastructure costs used to prepare the site for development. The loan has been entirely paid.

In 2005 a portion of the tax increment revenue from 10 project areas, including 12th Street, was pledged to repay the bonds issued for construction of the Recreation Center at The Junction.

Use of Tax Funds

- 1: Collected for the recreation center project.
- 2: Collected for RDA housing and administrative purposes.



Last Year to Collect Tax Increment
2016-2022: Tax increment may only be used for recreation center purposes

Tax Collection Years Remaining
0

Funds Collection Period
1977-2022



Base Taxable Value



Prior Year's Assessed Value



Estimated Current Assessed Value

\$3,757,393

Total Project Funds Received Historically

\$0

Estimated Project Area Funds to be Received in Current Calendar Year (2023)

\$0

Remaining Amount of Project Area Funds to be Received By Agency

\$3,757,393

Maximum Amount of Project Area Funds to be Received Cumulatively

\$0

Estimated Project Area Funds to be Paid for Next Year

Participating Taxing Entities

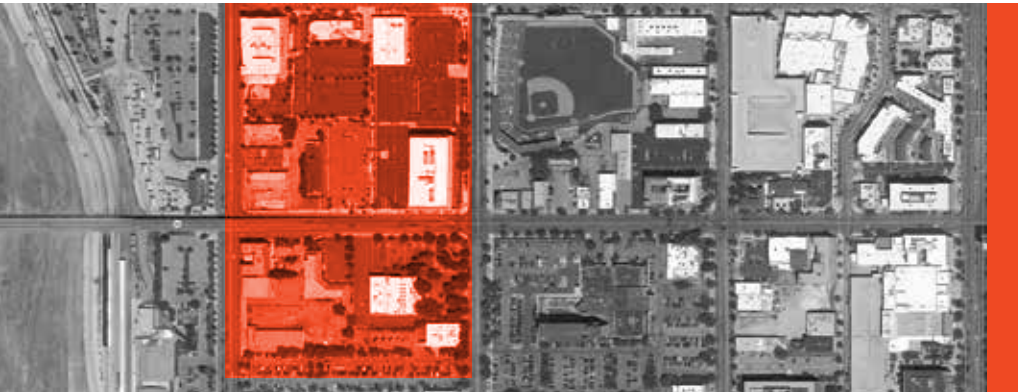
Weber County, Ogden City School District, Ogden City, Weber Basin Water Conservancy Dist., Central Weber Sewer Improvement Dist., Weber County Mosquito Abatement Dist., Weber Area Dispatch 911 and Emergency Services, Ogden City - Special Levy to Purchase WBWCD Water.



PRE YEAR 2000	ORIGINALLY ESTABLISHED 1987	PROJECT AREA
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Lincoln Avenue



The Lincoln Avenue Redevelopment Project Area was established in 1987, encompasses 25.54 acres between Lincoln and Wall Avenue and 23rd and 25th Streets, and was formed to redevelop the blighted area west of the Ogden Park Hotel and adjacent to Historic 25th Street. Ogden City participated in the acquisition and improvements to redevelop the former Burton Walker Lumber Company site to accommodate Amalgamated Sugar’s corporate headquarters and create parking for Historic 25th Street.

A significant addition to the project area has been the acquisition and renovation of the Scowcroft Building by Cottonwood Partners as lease space to GSA for IRS use. In 2012, The Agency, once again, worked closely with the General Services Administration to identify a site for a new IRS facility in downtown Ogden. The site selected for the new office building is on the NW corner of the intersection of Lincoln Avenue and 24th Street which is within the Lincoln Avenue Redevelopment Project Area. The Boyer Company was selected by GSA to be the developer for a 149,500 SF four-story office building employing approximately 750 IRS workers.

In 2005 a portion of the tax increment revenue from 10 project areas, including Lincoln, was pledged to repay the bonds issued for construction of the recreation at The Junction.

Use of Tax Funds

1: Collected for the recreation center project.

2: Collected for RDA housing and administrative purposes.



Last Year to Collect Tax Increment

2018-2024: Tax increment may only be used for recreation center purposes

Tax Collection Years Remaining
1

Funds Collection Period
1987-2024



Base Taxable Value



Prior Year's Assessed Value



Estimated Current Assessed Value

\$6,894,029

Total Project Funds Received Historically

\$378,115

Estimated Project Area Funds to be Received in Current Calendar Year (2023)

\$756,230

Remaining Amount of Project Area Funds to be Received By Agency

\$7,782,628

Maximum Amount of Project Area Funds to be Received Cumulatively

\$378,115

Estimated Project Area Funds to be Paid for Next Year

Participating Taxing Entities

Weber County, Ogden City School District, Ogden City, Weber Basin Water Conservancy Dist., Central Weber Sewer Improvement Dist., Weber County Mosquito Abatement Dist., Weber Area Dispatch 911 and Emergency Services, Ogden City – Special Levy to Purchase WBWCD Water.

PRE YEAR 2000	ORIGINALLY ESTABLISHED 1987	PROJECT AREA
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South CBD



The South CBD Redevelopment Area was established in 1987 and covers 28.54 acres. This project area was established to encourage Hinckley Dodge to construct new facilities in the downtown area for its automobile dealership. The project would act as an anchor for the south end of the central business district.

The RDA borrowed \$200,000 from the developer to assist with demolition, site improvements and streetscape at Hinckley Dodge. The obligation was paid off in FY2005.

In 2005 a portion of the tax increment revenue from 10 project areas, including South CBD, was pledged to repay the bonds issued for construction of the recreation center at The Junction.

Use of Tax Funds

1: Collected for the recreation center project.

2: Collected for RDA housing and administrative purposes.



Last Year to Collect Tax Increment

2016-2022: Tax increment may only be used for recreation center purposes

Tax Collection Years Remaining
0

Funds Collection Period
1987-2022

\$1,218,632

Total Project Funds Received Historically

\$51,839

Estimated Project Area Funds to be Received in Current Calendar Year (2023)

\$51,839

Remaining Amount of Project Area Funds to be Received By Agency

\$1,218,632

Maximum Amount of Project Area Funds to be Received Cumulatively

\$0

Estimated Project Area Funds to be Paid for Next Year



Base Taxable Value



Prior Year's Assessed Value



Estimated Current Assessed Value

Participating Taxing Entities

Weber County, Ogden City School District, Ogden City, Weber Basin Water Conservancy Dist., Central Weber Sewer Improvement Dist., Weber County Mosquito Abatement Dist., Weber Area Dispatch 911 and Emergency Services, Ogden City - Special Levy to Purchase WBWCD Water.

PRE YEAR 2000	ORIGINALLY ESTABLISHED 1992	PROJECT AREA
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Fairmont



The Fairmont Project Area was created by the Agency in 1992 and encompasses 87 acres generally located near Pennsylvania Avenue and the 31st Street Expressway. This project area was formed to assist in the redevelopment of the Volvo White GMC heavy truck plant.

In 1992 the Agency issued tax increment bonds in the amount of \$2,070,000 to correct detrimental conditions and deficiencies at the Volvo White facility to make the facility marketable and to reverse the regional economic hardship created with the closing of the truck manufacturing plant. Autoliv acquired the property and the bonds have been retired.

In 2005 a portion of the tax increment revenue from 10 project areas, including Fairmont, was pledged to repay the bonds issued for construction of the Recreation Center at The Junction.

In 2007 the RDA issued \$3,300,000 in bonds to acquire a portion of the Autoliv site to construct a distribution center and warehouse for US Foods.

Use of Tax Funds

- 1: Used to satisfy bond debt service
- 2: Collected for the Recreation Center project
- 3: Collected for Agency administrative and housing purposes



Last Year to Collect Tax Increment
2024

Tax Collection Years Remaining
1

Funds Collection Period
1992-2024



Base Taxable Value



Prior Year's Assessed Value



Estimated Current Assessed Value

\$23,049,232

Total Project Funds Received Historically

\$1,225,233

Estimated Project Area Funds to be Received in Current Calendar Year (2023)

\$2,450,466

Remaining Amount of Project Area Funds to be Received By Agency

\$25,499,698

Maximum Amount of Project Area Funds to be Received Cumulatively

\$1,225,233

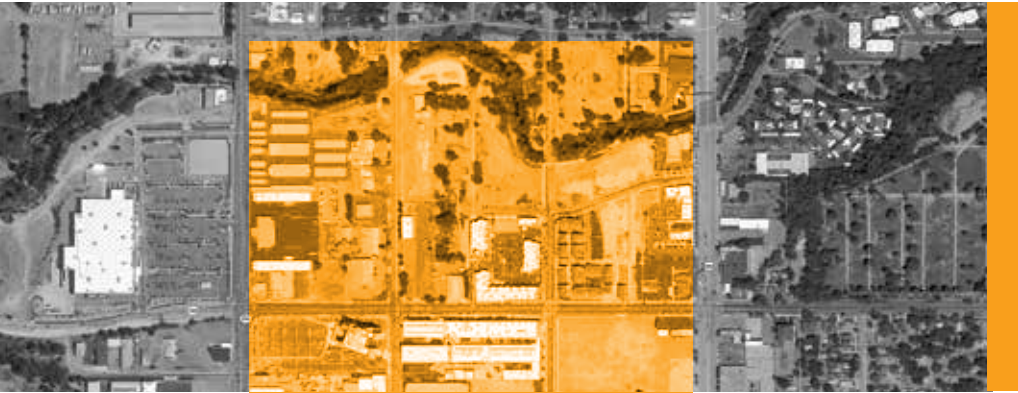
Estimated Project Area Funds to be Paid for Next Year

Participating Taxing Entities

Weber County, Ogden City School District, Ogden City, Weber Basin Water Conservancy Dist., Central Weber Sewer Improvement Dist., Weber County Mosquito Abatement Dist., Weber Area Dispatch 911 and Emergency Services, Ogden City - Special Levy to Purchase WBWCD Water.

YEARS 2000 > 2010	ORIGINALLY ESTABLISHED 2002	PROJECT AREA F
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Ogden River



The Ogden River Redevelopment Project Area was established on August 27, 2002 for the purpose of developing a mixed-use, mixed-income urban riverfront neighborhood on the northern edge of Ogden’s downtown business district.

The RDA adopted a 15-year tax increment budget when the Project Area was established based on projected private investment of \$150 million in the Project Area. The tax increment generated from the development was budgeted as follows:

- \$11,250,000 | 53.59% for project expenses
- \$3,000,000 | 14.29% for housing-related expenses
- \$750,000 | \$3.57% for RDA administrative costs
- \$5,991,224 | 28.54% for pass-through to taxing entities

The City entered into a \$3 million line-of-credit agreement with First National Bank in FY2006 to fund Ogden River Project property acquisitions and demolition activities. During FY 2011 the RDA approved a tax increment loan from the BDO Project Area to the Ogden River Project Area for \$1.7 million to retire the line of credit with First National Bank. The BDO loan carries a 0% interest rate and matures on June 30, 2014. Also, in FY2006, the City authorized a \$2.5 million loan to the RDA to be used with the bank loan to acquire properties. The City loan was a five-year, 0% interest loan to be repaid from land sale proceeds that are not part of development agreement incentives.

Use of Tax Funds

- 1: Used for property acquisition and property maintenance.
- 2: Pursuant to a development agreement, tax increment funds are being used as an incentive to Shonik, LLC for the construction of the Gear: 30 building.
- 3: Pursuant to a development agreement, tax increment funds are being used as an incentive to Ogden 20th Street Investors, LLC for the construction of the View on 20th apartments.
- 4: The DDO EDA Project Area made a loan with a current principal balance of \$702,423. This 0% interest loan paid a line of credit from First National Bank, and matured on June 28, 2014. Of the \$2.5M authorized by the City in FY 2006, the RDA has only drawn \$2M.
- 5: The City made a loan from the Refuse Fund with a principal balance of \$2,042,191 for infrastructure improvements.



Last Year to Collect Tax Increment
2029

Tax Collection Years Remaining
6

Funds Collection Period
2002-2029



Base Taxable Value



Prior Year's Assessed Value



Estimated Current Assessed Value

\$2,914,134

Total Project Funds Received Historically

\$447,769

Estimated Project Area Funds to be Received in Current Calendar Year (2023)

\$12,085,866

Remaining Amount of Project Area Funds to be Received By Agency

\$15,000,000

Maximum Amount of Project Area Funds to be Received Cumulatively

\$447,769

Estimated Project Area Funds to be Paid for Next Year

Participating Taxing Entities

Weber County, Ogden City School District, Ogden City, Weber Basin Water Conservancy Dist., Central Weber Sewer Improvement Dist., Weber County Mosquito Abatement Dist., Weber Area Dispatch 911 and Emergency Services, Ogden City – Special Levy to Purchase WBWCD Water.

YEARS 2000 > 2010	ORIGINALLY ESTABLISHED 2009	PROJECT AREA
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East Washington



The East Washington Urban Renewal Project Area was established in 2010 and encompasses a four block area on the east side of Washington Blvd. between 20th and 24th streets. The Area was established to facilitate commercial and residential development in Ogden’s downtown Central Business District.

The role of the Agency is to encourage and assist private enterprises to invest in downtown Ogden and pursue development activities that will support and sustain Ogden’s downtown core as an attractive and vibrant urban district.

In 2013 the Agency entered into a Participation and Reimbursement Agreement with Tower Heights, LLC for the development of 144 market-rate apartment units on the corner of 23rd and Washington Blvd. This agreement pledged 75% of the tax increment generated by the project to the developer until 2031 or up to \$1 million, whichever comes first.

The Agency, in cooperation with The Church of Jesus Christ of Latter-day Saints and other private developers, is working on a 3-block master plan between Washington and Monroe and 21st and 22nd streets. The block located in the East Washington URA may include hospitality, office, residential, and commercial uses between Washington Boulevard and Adams Avenue.

This area has also seen the completion of the Weber State Downtown building and the renovation of multiple historic commercial buildings along the east side of Washington Boulevard.

Use of Tax Funds

1: Agreement with Tower Heights, LLC to pass along to the project 75% of the tax increment generated by the multi-family apartment project.

2: Agency administrative costs and housing.



Last Year to Collect Tax Increment
2032

Tax Collection Years Remaining
9

Funds Collection Period
2009-2032



Base Taxable Value



Prior Year's Assessed Value



Estimated Current Assessed Value



\$2,027,541

Total Project Funds Received Historically

\$440,583

Estimated Project Area Funds to be Received in Current Calendar Year (2023)

\$15,239,690

Remaining Amount of Project Area Funds to be Received By Agency

\$17,267,231

Maximum Amount of Project Area Funds to be Received Cumulatively

\$440,583

Estimated Project Area Funds to be Paid for Next Year

Participating Taxing Entities

Weber County, Ogden City School District, Ogden City, Weber Basin Water Conservancy Dist., Central Weber Sewer Improvement Dist., Weber County Mosquito Abatement Dist., Weber Area Dispatch 911 and Emergency Services, Ogden City – Special Levy to Purchase WBWCD Water.

YEARS 2010 > PRESENT	ORIGINALLY ESTABLISHED 2012	PROJECT AREA H
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South Wall Avenue



The Agency created the South Wall EDA Project Area in 2011. The project area was created to facilitate the retention and expansion of automobile dealerships and other existing and related businesses along that specific part of the Wall Avenue Corridor. As a result of the project area, the John Watson Chevrolet dealership was able to develop plans to expand its existing facilities to include a new state-of-the-art showroom and service area. The new dealership opened in early 2013.

The Agency adopted a ten-year tax increment budget as part of the project area plan. The budget provides that 100 percent of the increment will be collected by the Agency with all the increment flowing through to the Agency. Based on negotiations with John Watson, the initial capital improvement investment for the John Watson expansion is estimated to be \$3.5 million. 100 percent of the increment derived from the Watson expansion will flow back to John Watson Chevrolet.

Use of Tax Funds

1: 100% of the available increment from the \$3.5 million capital improvement investment made by John Watson will flow back through to John Watson. The Agency expects that this amount will range from \$250,000 to \$450,000.

2: A portion of the tax increment created by the expansion of Westland Hyundai is being distributed to the owners of Westland Hyundai via a Participation and Incentive Agreement.



Last Year to Collect Tax Increment
2022

Tax Collection Years Remaining
0

Funds Collection Period
2012-2022

\$909,505

Total Project Funds Received Historically

\$150,249

Estimated Project Area Funds to be Received in Current Calendar Year (2023)

\$150,249

Remaining Amount of Project Area Funds to be Received By Agency

\$1,255,938

Maximum Amount of Project Area Funds to be Received Cumulatively

\$0

Estimated Project Area Funds to be Paid for Next Year



Base Taxable Value



Prior Year's Assessed Value



Estimated Current Assessed Value

Participating Taxing Entities

Weber County, Ogden City School District, Ogden City, Weber Basin Water Conservancy Dist., Central Weber Sewer Improvement Dist., Weber County Mosquito Abatement Dist., Weber Area Dispatch 911 and Emergency Services, Ogden City – Special Levy to Purchase WBWCD Water.



YEARS 2010 > PRESENT	ORIGINALLY ESTABLISHED 2013	PROJECT AREA I
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Trackline



Created in 2013, the Trackline EDA Project Area encompasses approximately 122 acres in West Ogden. This replaces the Golden Spike Project Area first adopted in 1989, comprising approximately the same geographic area. Historically, the area was used as a stockyard and livestock exchange. Today, the Exchange Building stands a reminder of the area’s economic strength, but the other buildings have been documented and demolished. Land within the project area has been assembled by the Agency, and together with a subsidiary of Ascent Construction as a development partner, Utah’s first master-planned lifestyle business park has been constructed – the Ogden Business Exchange. The creation of OBE supports Ogden City’s position as a leader in the manufacturing and distribution industry and creates a home for Ogden’s present and future creative and outdoor recreation-related companies.

Enve Composites, the leader in high-end carbon fiber bicycle components, is the anchor tenant at the OBE. Their new 70k+ fully customized and expandable headquarters and manufacturing/distribution center is almost complete, bringing up to 325 jobs back to this once bustling industrial area. The Agency and Enve executed a Contribution and Development Agreement in July 2015 which, among other goals, conveyed approximately 7 acres of property to Enve. Shortly after this, Enve was acquired by Amer Sports, an internationally recognized sporting goods company with brands including Salomon, Wilson, Atomic, Arc'teryx, Mavic, Suunto and Precor. This acquisition, along with the partnership with the Agency, will help to ensure Enve’s long term presence and continued success in Ogden.

Working with other development partners, the Agency has facilitated additional development and investment at OBE. Companies that are now located within the Trackline project area include Enable Utah, Ogden's Own Distillery, Folsom Industrial, and Roosters B Street Brewery and Taproom. These companies have brought significant capital investment and job creation to the project area. Two additional spec industrial buildings are also currently being developed at OBE.

Use of Tax Funds

- 1: Collected for the payment of incentives pursuant to the MLTDA with OBE Vision, LLC.
- 2: Collected for RDA housing and administrative purposes.



Last Year to Collect Tax Increment
2047

Tax Collection Years Remaining
24

Funds Collection Period
2013-2047



Base Taxable Value



Prior Year's Assessed Value



Estimated Current Assessed Value



\$2,404,030

Total Project Funds Received Historically

\$467,034

Estimated Project Area Funds to be Received in Current Calendar Year (2023)

\$15,849,445

Remaining Amount of Project Area Funds to be Received By Agency

\$18,253,475

Maximum Amount of Project Area Funds to be Received Cumulatively

\$467,034

Estimated Project Area Funds to be Paid for Next Year

Participating Taxing Entities

Weber County, Ogden City School District, Ogden City, Weber Basin Water Conservancy Dist., Central Weber Sewer Improvement Dist., Weber County Mosquito Abatement Dist., Weber Area Dispatch 911 and Emergency Services, Ogden City – Special Levy to Purchase WBWCD Water.

YEARS 2010 > PRESENT	ORIGINALLY ESTABLISHED 2015	PROJECT AREA J
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Kiesel



In the heart of downtown, the Kiesel Community Development Area was created in October 2015 and encompasses the Lindquist Field block from 23rd Street and includes the back side of 25th Street between Kiesel and Wall Avenue. This uniquely urban area is home to many of the City’s magnificent historic buildings, including the Kiesel Building, the Thorstensen and Proud Fit Buildings, the Hurst Building, the old Post Office, the Steven Henagar’s Building, the Denver Rio Grande, the Browning Shop and gun range, and many others. For many years these community gems have sat vacant and forgotten. The purpose of the Kiesel CDA is to help breathe life back into these old structures and reactivate secondary streets like Grant, Lincoln, and Kiesel Ave with vibrant residential, commercial, and retail uses.

Lotus Development

The Agency and Lotus Development entered into a Land Transfer and Development Agreement in November 2015, giving Lotus ownership and development rights to the Hurst Building, the corner of 24th and Grant, and the Thorstensen and ProudFit buildings. No tax increment was committed through the agreement, but the Agency owned property was conveyed for future development by Lotus. The property value conveyed as part of the agreement is estimated to be \$1.4m.

Kiesel Arch and Plaza

During the demolition of a building located at approximately 2433 Kiesel Ave, Agency Staff discovered 5-barrel trusses as part of the roof system of the building. Though 3 of these trusses could not be saved, two of them were joined together and structurally mounted to decorative bases to create an entryway monument to what will become an amazing downtown plaza. The proposed plaza will be connected to a renovated Kiesel Avenue and together will create an exciting and artistic pedestrian corridor between Historic 25th Street and the Junction.

Use of Tax Funds

- 1: **70%** Development obligations (none pledged)
- 2: **20%** RDA housing projects
- 2: RDA Administration
- 10% first 5 years - 5% thereafter**



Last Year to Collect Tax Increment
2037

Tax Collection Years Remaining
14

Funds Collection Period
2015-2037



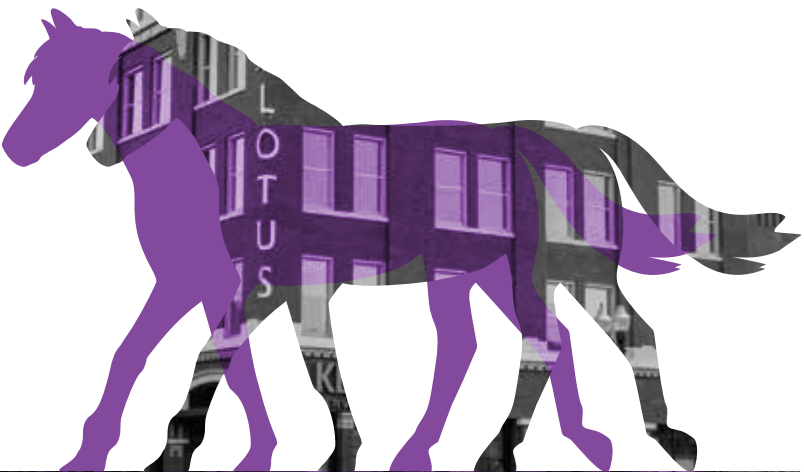
Base Taxable Value



Prior Year's Assessed Value



Estimated Current Assessed Value



\$2,378,733

Total Project Funds Received Historically

\$496,967

Estimated Project Area Funds to be Received in Current Calendar Year (2023)

\$8,021,267

Remaining Amount of Project Area Funds to be Received By Agency

\$10,400,000

Maximum Amount of Project Area Funds to be Received Cumulatively

\$496,967

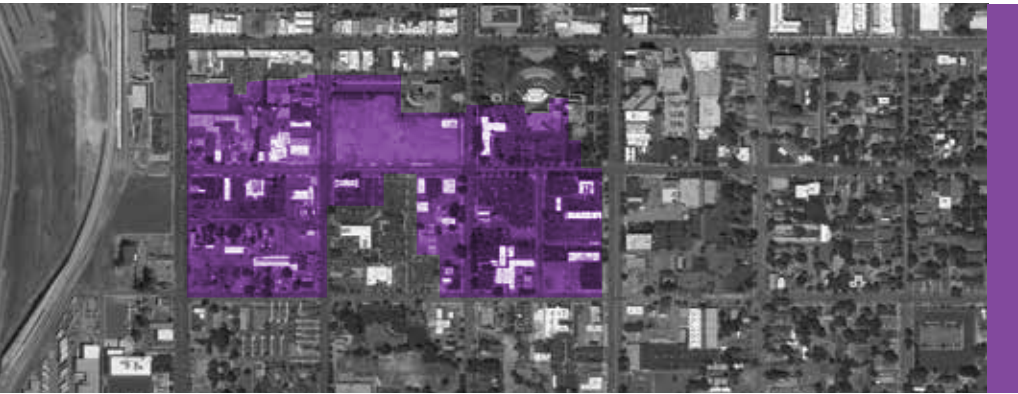
Estimated Project Area Funds to be Paid for Next Year

Participating Taxing Entities

Weber County - \$2,200,000 | 21.15%
Ogden City School District - \$6,000,000 | 57.69%
Ogden City - \$2,200,000 | 21.15%

YEARS 2010 > PRESENT	ORIGINALLY ESTABLISHED CRA 2015	PROJECT AREA K
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Continental



In 2015, the Ogden City Council approved a joint resolution adopting the Quality Neighborhoods Initiative, a plan to stabilize and revitalize Ogden’s neighborhoods as “neighborhoods of choice” by establishing a pattern of public investment that catalyzes desirable and appropriate community development.

Using QNI as a strategic guide, the Agency identified a portion of the downtown area needing improvement and additional investment. Such investment could include but is not limited to, the removal of vacant buildings, more efficient land use through urban development practices, consolidation of parking, development of additional housing units, upgrades to public infrastructure and open space, and the renovation and reuse of existing, but substandard, buildings. This 52-acre area, named the Continental Community Reinvestment Project Area, is generally bounded by Wall Ave and Washington Blvd and 25th Street and 27th Street and is the shoulder neighborhood to Historic 25th Street and directly adjacent to the attractive and vibrant civic block.

This ideal location is appealing to future residents and businesses that could potentially locate or expand here, but currently choose not to due to lack of product, old and under-maintained buildings and infrastructure, or the general high cost of redevelopment.

This Continental CRA Project Area Plan promotes a vision for a downtown mixed-use neighborhood that creates and sustains a desirable quality of life and incorporates land uses, urban design, and development strategies that align with best practices and Ogden City’s General Plan. Potential area investment will be accomplished utilizing multiple tools and through partnerships among landowners, developers, investors, business leaders, neighborhood groups, and local, state, and federal government leaders.

In 2023, the Ogden City Redevelopment Agency approved the WonderBlock Redevelopment Project and entered into a Joint Venture Agreement with JF WonderBlock Partners QOZB, LLC for the redevelopment of the old Hostess Wonderbread factory site. The Agency invested \$66,200,000 into the joint venture through RDA Bonds and land value contributions. The RDA Bonds will be paid for using tax increment generated by the project development and BDO Lease Revenue Funds. As part of the Joint Venture Agreement, the Agency will receive a portion of the proceeds from the sale or refinance event of the project after a time no less than 10 years from the completion of the project.

Use of Tax Funds

- 1: Development incentives
- 2: Infrastructure upgrades
- 3: RDA administration costs and community housing



Last Year to Collect Tax Increment
2058

Extended tax increment period may be revoked and original tax increment period may be reinstated if WonderBlock project is sold or refinanced prior to the expiration of the extended period.

Tax Collection Years Remaining
35

Funds Collection Period
2019-2058



Base Taxable Value



Prior Year's Assessed Value



Estimated Current Assessed Value

\$361,901

Total Project Funds Received Historically

\$159,862

Estimated Project Area Funds to be Received in Current Calendar Year (2023)

\$34,693,909

Remaining Amount of Project Area Funds to be Received By Agency

\$35,055,810

Maximum Amount of Project Area Funds to be Received Cumulatively

\$159,862

Estimated Project Area Funds to be Paid for Next Year

Participating Taxing Entities

Weber County - **\$7,098,802 or up to 2049**

-whichever occurs first-

Ogden City School District - **\$20,171,113 or up to 2049**

-whichever occurs first-

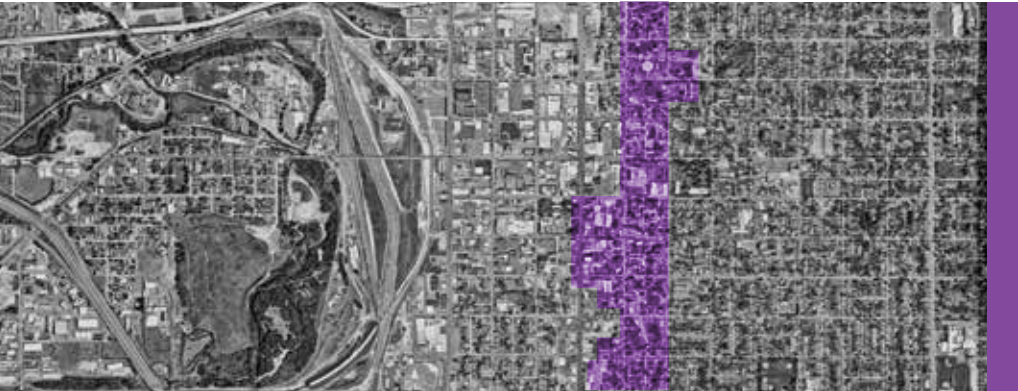
Ogden City - **\$7,785,895 or up to 2058**

-whichever occurs first-



YEARS 2010 > PRESENT	ORIGINALLY ESTABLISHED 2018	PROJECT AREA L
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Adams



Established January 9, 2018, the Adams Community Reinvestment Area is a 151 acre project area that includes the property generally bound east and west by Washington Blvd and Jefferson Ave and north and south by 20th and 28th Streets. This area is a key transitional mixed-use neighborhood between legacy residential neighborhoods to the east and historic downtown to the west.

It is the intent of the Agency, with the assistance and participation of private owner(s), to encourage and accomplish appropriate development within the area through urban design best practices that generally conform to a higher intensity pattern. This includes the restoration/renovation of historical buildings, enhancement to existing buildings, the possible construction of new buildings, facilities and infrastructure, the diversification and stabilization of the housing stock, the creation of new jobs, the implementation of a Creative District to support and enhance the arts and culture scene, and the use of incentives to maximize other appropriate development beneficial to the City and its citizens.

Key Projects for Potential Development Include, But Are Not Limited to:

- Restoration**
 - Historic Ben Lomond Garage: located at 455 25th St, now transformed into The Monarch, a creative retail, studio, and event space
 - First Security Tower
- Renovation**
 - Peery Apartments, now transformed into loft-style condos
 - Bigelow Hotel (formerly the Ben Lomond)

Construction of New Single-Family Homes in Key Infill Locations

Creation of the Nine Rails Creative District

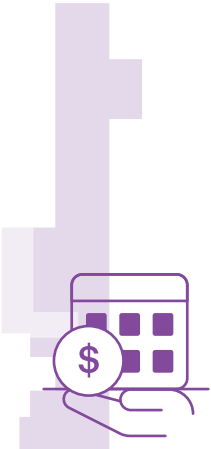
Consolidation of Parking

The Agency has entered into a Participation and Incentive Agreement with 455 25th Street, LLC for the rehabilitation and renovation of the old Ben Lomond Garage, with a maximum incentive amount of \$1,230,000 until 2043.

The Agency has also entered into a Participation and Incentive Agreement with 2461 Adams Ave, LLC for the rehabilitation and renovation of the old Peery Apartments, with a maximum incentive amount of \$300,000 until 2038.

Use of Tax Funds

- 1: Participation and Incentive Agreement with 455 25th Street, LLC for the renovation of the Ben Lomond Garage into The Monarch.
- 2: Participation and Incentive Agreement with 2461 Adams, LLC for the restoration of the Peery Apartments.
- 2: Agency administration costs - **Average 6%**
Community Housing - **20%**
Restoration of the Peery Apartments:
10% first 5 years - 5% thereafter



Last Year to Collect Tax Increment
2044

Tax Collection Years Remaining
21

Funds Collection Period
2018-2044

\$2,485,614

Total Project Funds Received Historically

\$953,743

Estimated Project Area Funds to be Received in Current Calendar Year (2023)

\$8,326,180

Remaining Amount of Project Area Funds to be Received By Agency

\$10,811,794

Maximum Amount of Project Area Funds to be Received Cumulatively

\$923,743

Estimated Project Area Funds to be Paid for Next Year

Participating Taxing Entities

- Weber County - **\$2,567,599 or up to 25 years**
~whichever occurs first~
- Ogden City School District - **\$5,751,879 or up to 20 years**
~whichever occurs first~
- Ogden City - **\$2,492,316 or up to 25 years**
~whichever occurs first~



Base Taxable Value



Prior Year's Assessed Value



Estimated Current Assessed Value



YEARS 2010 > PRESENT	ORIGINALLY ESTABLISHED 2021	PROJECT AREA
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Flagship



Established in October of 2021, the Flagship CRA project area was created for the purpose of supporting Amer Sport’s expansion of their warehousing and distribution activities. In partnership with Amer Sport’s, the project area saw an investment of approximately \$36,750,000.

Use of Tax Funds

- 1: Participation and Incentive agreement with Amer Sports Winter and Outdoor Company to pass along 85% of the tax increment generated by the project.
- 2: RDA administrative costs and housing.



Last Year to Collect Tax Increment
2030

Tax Collection Years Remaining
7

Funds Collection Period
2021-2030

\$842,914

Total Project Funds Received Historically

\$438,610

Estimated Project Area Funds to be Received in Current Calendar Year (2023)

\$2,062,019

Remaining Amount of Project Area Funds to be Received By Agency

\$2,904,933

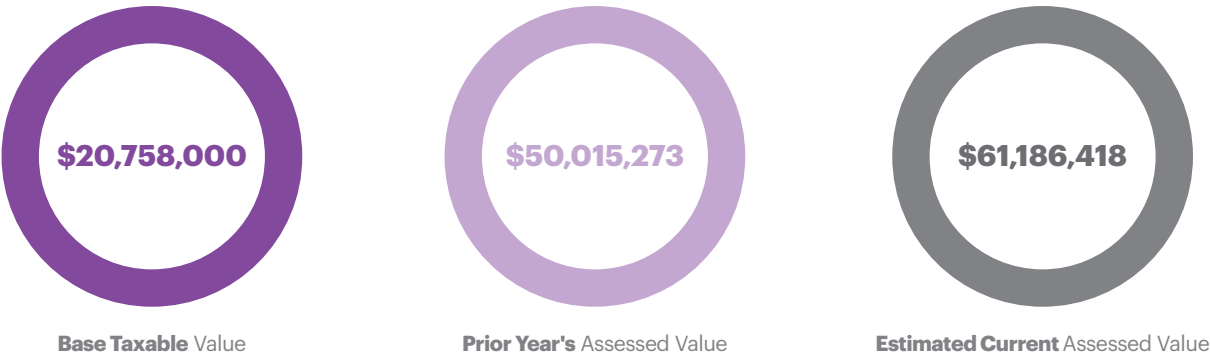
Maximum Amount of Project Area Funds to be Received Cumulatively

\$438,610

Estimated Project Area Funds to be Paid for Next Year

Participating Taxing Entities

Weber County - \$407,249
Ogden City School District - \$1,242,366
Ogden City - \$412,404





**Make
Ogden**

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