



# Ogden City Council and Redevelopment Agency

## Meeting Results

April 27, 2021

Electronic Via Zoom Meeting

2549 Washington Boulevard, Ogden, Utah 84401

### 4:00 p.m. Joint Work Session

City Council, also acting as the Redevelopment Agency

April 27, 2021

The purpose of the work session includes presentations and discussions regarding:

- Agenda review of the City Council and Special Redevelopment Agency meetings;
- [Weber State University Net-Zero Home Program – Information Item](#);
- [Proposed Honorary Street Name Designation – 2<sup>nd</sup> Street from Century Drive to Wall Avenue](#);
- Council/Board business;
  - Community Renewal Energy Act (HB411) Update ([Presentation](#)); and
- Council/Board comments.

Any items not fully addressed prior to the City Council and Special Redevelopment Agency meetings, which begin at 6:00 p.m., may be addressed immediately following those meeting.

### 6:00 p.m. City Council Meeting

April 27, 2021

1. Roll Call.
  - Chair Blair
  - Vice Chair White
  - Council Member Choberka
  - Council Member Hyer
  - Council Member Lopez
  - Council Member Nadolski
  - Council Member Stephens
2. Opening Ceremony:
  - a. Pledge of Allegiance.
  - b. Moment of Silence.
3. Recognition:
  - a. [Asian American and Pacific Islander Heritage Month](#). Proposed proclamation declaring May 2021 as “Asian American and Pacific Islander Heritage Month” in Ogden City. ([Joint proclamation adopted, vote: 7-0](#))
4. Common Consent:

- a. [Ogden City Audit Committee](#). Proposed Resolution 2021-5 appointing and reappointing members to the Ogden City Audit Committee. ([Resolution adopted, vote: 7-0](#))
  - b. [Fiscal Year 2022 Annual Action Plan](#). Proposed Resolution 2021-6 adopting the Annual Action Plan for the period July 1, 2021 through June 30, 2022 and directing that this document be submitted to the U.S. Department of Housing and Urban Development. ([Public hearing set for May 11, 2021, vote: 7-0](#))
5. Public Hearings:
- a. [Fiscal Year 2021 Budget Amendment – Swift Site/Weber River Environmental Remediation](#). ([Presentation A](#), [Presentation B](#)) Proposed Ordinance 2021-18 amending the Fiscal Year 2021 budget in the amount of \$1,300,000. ([Ordinance adopted, vote: 6-0](#))
  - b. [Fiscal Year 2021 Budget Amendment – 4-C Property Purchase](#). ([Presentation](#)) Proposed Ordinance 2021-19 amending the Fiscal Year 2021 budget in the amount of \$600,000. ([Ordinance adopted, vote: 6-1](#))
6. Unfinished Business:
- a. [Business Depot Ogden Lease Revenue Ordinance Amendments](#) (*Continued from April 13, 2021*)
    - i. [Presentation](#)
    - ii. Council Deliberation
    - iii. Consideration of proposed Ordinance 2021-20 amending Subsection H of Section 4-3A-7 to amend provisions regarding use of proceeds from DDOU with Option A, Option B ~~OR~~ Option C:
      1. Option A: Provides DDOU funding for both Marshall N. White Center and Quality Neighborhoods Initiative
      2. Option B: Provides DDOU funding only for Marshall N. White Center and does not fund Quality Neighborhoods Initiative
      3. Option C: Provides DDOU funding only for Quality Neighborhoods Initiative and does not fund Marshall N. White Center
    - iv. Proposed Ordinance 2021-20 regarding BDO Lease Revenue. The Council may:
      1. Adopt Ordinance 2021-20 with Option A ([Ordinance adopted with Option A, vote: 5-2](#))
      2. Adopt Ordinance 2021-20 with Option B
      3. Adopt Ordinance 2021-20 with Option C
      4. Deny all options; or
      5. Continue to date certain or extend consideration without a date certain for further study/changes
7. Public Comments. This is an opportunity to address the Council regarding concerns or ideas on any topic. To be considerate of everyone at this meeting, public comment will be limited to three minutes per person. Participants are to state their name for the record. Comments which cannot be made within these limits should be submitted in writing to the City Council Office ([citycouncil@ogdencity.com](mailto:citycouncil@ogdencity.com)).

The Council encourages civil discourse for everyone who participates in our meetings. Comments pertaining to an agenda item that includes a public hearing or public input should be given during the meeting as that item is discussed.

8. Comments:
  - a. Mayor.
  - b. Council members.
9. Adjournment.

Special Redevelopment Agency Meeting

April 27, 2021

1. Roll Call.  
[Chair Blair](#)  
[Vice Chair White](#)  
[Board Member Choberka](#)  
[Board Member Hyer](#)  
[Board Member Lopez](#)  
[Board Member Nadolski](#)  
[Board Member Stephens](#)
  
2. Public Hearings:
  - a. [Fiscal Year 2021 Budget Amendment – Swift Site/Weber River Environmental Remediation](#). ([Presentation](#))  
Proposed Resolution 2021-3 amending the Fiscal Year 2021 budget in the amount of \$1,300,000. ([Resolution adopted, vote: 6-0](#))
  - b. [Fiscal Year 2021 Budget Amendment – 4-C Property Purchase](#). ([Presentation](#)) Proposed Resolution 2021-4 amending the Fiscal Year 2021 budget in the amount of \$600,000. ([Resolution adopted, vote: 6-1](#))
  
3. Reports from the Administration:
  - a. [Wonder Block Predevelopment Agreement](#). ([Presentation](#)) Proposed Resolution 2021-7 approving and authorizing the Executive Director to execute a predevelopment services agreement with JF Wonder Block Partners QOZB, LLC. ([Resolution adopted, vote: 7-0](#))
  - b. [4-C Real Estate Purchase Contract Assignment](#). ([Presentation](#)) Proposed Resolution 2021-8 authorizing the Executive Director to execute an assignment and assumption of real estate purchase contract with JF Capital, LLC. ([Resolution adopted, vote: 6-1](#))
  - c. [Bott Pantone Participation Agreement](#). ([Presentation](#)) Proposed Resolution 2021-9 authorizing the Executive Director to execute a participation and incentive agreement with Bott Pantone Architects, LLC. ([Resolution adopted, vote: 7-0](#))
  
4. Public Comments. This is an opportunity to address the Board regarding concerns or ideas on any topic. To be considerate of everyone at this meeting, public comment will be limited to three minutes per person. Participants are to state their name for the record. Comments which cannot be made within these limits should be submitted in writing to the City Council Office ([citycouncil@ogdencity.com](mailto:citycouncil@ogdencity.com)).

The Board encourages civil discourse for everyone who participates in our meetings. Comments pertaining to an agenda item that includes a public hearing or public input should be given during the meeting as that item is discussed.

5. Comments:
  - a. Executive Director.
  - b. Board members.
  
6. Adjournment.

Continuation of Joint Work Session if Necessary

Public meetings will be held electronically in accordance with Utah Code Ann. §52-4-210 et. seq., Open and Public Meetings Act. Pursuant to a written determination by the Council Chair finding that conducting the meeting with an anchor location presents a substantial risk to the health and safety of those who may be present due to infectious and potentially dangerous nature of COVID-19 virus, public meetings will be held electronically through April 30, 2021.

The public may monitor or listen to open portions of the meeting electronically by following the instructions below. No physical meeting location will be available.

Zoom Meeting  
<https://us02web.zoom.us/j/89937067104>  
Meeting ID: 899 3706 7104

Connect via Telephone  
1 669 900 6833  
Meeting ID: 899 3706 7104

In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for this meeting should contact the Management Services Department at 629-8701 (TTY/TDD: 711 or 888-735-5906) or by email: [accessibility@ogdencity.com](mailto:accessibility@ogdencity.com) at least 48 hours in advance of the meeting.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and/or agenda was posted in accordance with Utah State Code Annotated 52-4-202(3) on this 22nd day of April 2021 in the following places: 2<sup>nd</sup> floor foyer of the Ogden City Municipal Building; the Utah State Public Notice website, the Ogden City website, and provided to the Standard-Examiner.

TRACY HANSEN, MMC/CRA  
OGDEN CITY RECORDER

Visit the City Council Meetings page at: [ogdencity.com/councilmeetings](http://ogdencity.com/councilmeetings)  
Ogden City Council Agenda Information Line – 801-629-8159

