

# PUBLIC NOTICE

## *Invitation to Participate*

Continuation of Proposed Flagship Community Reinvestment Project Area Plan and Budget

**When:** Tuesday, November 19, 2021 at 6:00 p.m.

**Where:** City Council Chambers—2549 Washington Boulevard and via Zoom

**How:** In person or via Zoom at <https://us02web.zoom.us/j/85781967890>

By phone: 1-669-900-6833 Meeting ID: 857 8196 7890

**Why:** To continue a public hearing from October 19, 2021

**NOTICE IS HEREBY GIVEN**, pursuant to the provisions of Sections 17C-1-805, 806, 808 and 809, Utah Code Annotated 1953, as amended, that the Board of Directors of the Ogden City Redevelopment Agency (“**Agency**”) has scheduled a public hearing on **Tuesday, November 16, 2021, at 6:00 p.m.** or as soon thereafter as reasonably feasible, in the Ogden City Council Chambers, third floor of the Ogden City Municipal Building, 2549 Washington Blvd., Ogden, Utah. Property owners are receiving this notice because they are either the record owner or known owner of a parcel of land which is located within the boundaries of the proposed Flagship Community Reinvestment Project Area (“**Project Area**”). This notice is also sent to certain taxing entities because they have the right to levy ad valorem taxes on the property located within the Project Area.

### PURPOSES OF THE PUBLIC HEARING

The purposes of the public hearing, as required by Sections 17C-5-104 and 17C-5-302, Utah Code Annotated 1953, as amended, are to:

(1) allow public comment on the draft proposed Flagship Community Reinvestment Project Area Plan (the “Project Area Plan” or “Plan”) for the Project Area and on the related draft proposed Flagship Community Reinvestment Area Budget (the “Project Area Budget” or “Budget”);

(2) allow public comment on the proposed Project Area Plan and Project Area Budget and whether the agency should revise, approve, or reject the Project Area Plan and/or Project Area Budget; and

(3) receive all written objections and hear all oral objections to the draft Project Area Plan.

Pursuant to the proposed draft Project Area Budget, the Ogden City Redevelopment Agency has requested \$2,904,933 in property tax revenues that will be generated by development within the Flagship Community Reinvestment Project area to fund a portion of the costs within the Flagship Community Reinvestment Project Area. These property taxes will be collected over a period of ten (10) years and will be used for the following:

Development within the Project Area.	\$2,459,699 (85%)
Housing	\$ 242,493 (8%)
Administrative costs	\$ <u>202,740</u> (7%)
Total Tax Increment:	\$2,904,933 (100%)

These property taxes will be taxes levied by the following governmental entities, and, assuming current tax rates, the taxes paid to the Agency for this Project Area from each taxing entity are estimated to be as follows:

Ogden City	20.00%	\$ 645,133
Weber County	19.75%	\$ 638,728
Ogden City School District	60.25%	\$1,621,072

All of the property taxes to be paid to the Agency for the development in the Project Area are taxes that will be generated only if the Project Area is developed.

All concerned citizens are invited to attend the Project Area Budget hearing scheduled for **Tuesday, November 16, 2021, at 6:00 p.m.** or as soon thereafter as reasonably feasible, in the Ogden City Council Chambers, third floor of the Ogden City Municipal Building, 2549 Washington Blvd., Ogden, Utah.

Notice is also hereby given of the following:

(1) A description of the boundaries of the proposed Project Area is enclosed as Exhibit "A" and a map showing the boundaries of the proposed Project Area is enclosed as Exhibit "B".

(2) If the Plan and Budget are adopted, then property tax revenues resulting from an increase in valuation of property within the Project Area will be paid under the Project Area Budget to the Agency for project area development rather than to the taxing entity to which the tax revenues would otherwise have been paid if:

- (i) an individual taxing entity consents to the project area budget as agreed by resolution or an interlocal agreement; and
- (ii) the project area plan provides for the agency to receive tax increment.

Such property tax revenues would be paid to the Agency under the Project Area Budget for ten (10) tax years.

(3) Any person objecting to the proposed draft Project Area Plan or contesting the regularity of any of the proceedings to adopt the proposed project area plan may appear before the Agency Board at the hearing to show cause why the proposed draft Project Area Plan should not be adopted, or may file with the Agency written objections prior to the time and date of the public hearing showing cause why the proposed draft Project Area Plan should not be adopted. Oral and written objections will be received and considered at the public hearing.

(4) The proposed Project Area Plan and proposed Project Area Budget are available for inspection during normal business hours at the Ogden City Recorder's Office located at 2549 Washington Blvd., Ste. 210, Ogden, UT 84401.

(5) The Agency is willing to meet and answer any questions you may have. If you have questions or desire to meet before the hearing, please contact Brandon Cooper of the Agency at (801) 629-8910.

(6) An electronic, printable copy of the boundary description and other related information is available at [www.ogdencity.com/733/Redevelopment-Agency](http://www.ogdencity.com/733/Redevelopment-Agency)

(6) The Project Area Plan and Project Area Budget are proposals at this point, and the Agency is interested in receiving your comments and suggestions. You are invited to submit to the Agency comments concerning the subject matter of the hearing before the date of the hearing.

Those interested in the proposal are encouraged to provide public comment through one of the following means: in person, via Zoom, voicemail message at 801-629-8158, online at [www.ogdencity.com/publicinput](http://www.ogdencity.com/publicinput), or through email to [citycouncil@ogdencity.com](mailto:citycouncil@ogdencity.com). Comments received will be added to the public record at the public hearing.

Comments made via social media or typed through Zoom Chat will not be considered for public hearing purposes.

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 was posted in accordance with Utah State Code on this 14th day of October, 2021 in the following places: 2<sup>nd</sup> floor foyer of the Ogden City Municipal Building, Recorder's Office, Weber County Main Library, Utah Public Notice website, the Ogden City website, and provided to the Standard-Examiner.

Tracy Hansen, MMC/CRA  
City Recorder

# FLAGSHIP COMMUNITY REINVESTMENT AREA

Project Area Plan – Draft  
October 19, 2021

AMER SPORTS

AMER SPORTS

AMER SPORTS

AMER SPORTS

FACTORY OUTLET

FACTORY OUTLET

FACTORY OUTLET

FACTORY OUTLET



# TABLE OF CONTENTS

<u>Intro</u>	Flagship Community Reinvestment Project Area ("Flagship <b>CRA</b> or <b>Project Area</b> ")
<u>Section 1</u>	Definitions
<u>Section 2</u>	Preconditions for Designating a Community Reinvestment Area
<u>Section 3</u>	Legal Description of Flagship CRA
<u>Section 4</u>	Project Area Characteristics and How They Will Be Affected by Community Reinvestment <ul style="list-style-type: none"><li>A. Land Uses in the Project Area</li><li>B. Layout of Principal Streets in the Project Area</li><li>C. Population Densities in the Project Area</li><li>D. Building Intensities in the Project Area</li></ul>
<u>Section 5</u>	Standards to Guide the Flagship CRA <ul style="list-style-type: none"><li>A. Development Objectives</li><li>B. Design Objectives</li><li>C. Specific Design Objectives</li></ul>
<u>Section 6</u>	How the Purposes of the State Law Would Be Attained by Community Reinvestment <ul style="list-style-type: none"><li>A. Techniques to Achieve Flagship CRA Plan Objectives</li></ul>
<u>Section 7</u>	How the Plan Is Consistent with the City's General Plan <ul style="list-style-type: none"><li>A. General Plan</li><li>B. Zoning Ordinances</li></ul>

<u>Section 8</u>	Description of the Specific Projects That are the Object of the Proposed Community Reinvestment
<u>Section 9</u>	Ways in Which Private Developers Will Be Selected to Undertake the Community Reinvestment
	A. Selection of Private Developers
	B. Identification of Developers Who Are Currently Involved in the Proposed Development
<u>Section 10</u>	Reasons for the Selection of the Flagship CRA
<u>Section 11</u>	Description of the Physical, Social, and Economic Conditions Existing in the Flagship CRA
	A. Physical Conditions
	B. Social Conditions
	C. Economic Conditions
<u>Section 12</u>	Description of any Financial Assistance Offered to Private Entities for Facilities Located in the Flagship CRA
<u>Section 13</u>	Analysis of the Anticipated Public Benefit to Be Derived from the Community Reinvestment
<u>Section 14</u>	Other Matters
APPENDIX A	Map of Flagship Community Reinvestment Project Area
APPENDIX B	Land Use Map - Flagship Community Reinvestment Project Area
APPENDIX C	Weber County Tax Serial Numbers
APPENDIX D	Project Area Budget

## INTRODUCTION

Ogden City Redevelopment Agency  
2549 Washington Blvd, Suite 420  
Ogden, UT 84401

The Flagship Community Reinvestment Project Area ("**Flagship CRA**" or "**Project Area**") is created pursuant to the *Utah Community Reinvestment Agency Act, Title 17C of the Utah Code, Annotated 1953, Chapters 1 through 5*, (the "**Act**") and includes the property identified by parcel numbers 30-300-7202 and 12-259-0008, 961 West 2<sup>nd</sup> Street within Business Depot Ogden, Ogden City, as shown on Appendix A – Flagship Community Reinvestment Project Area Map, attached hereto. The Flagship CRA consists of approximately 19.897 acres and includes a 480,000 sq. ft. industrial warehouse and distribution facility. (see Appendix B - Land Use Map).

- A. The purpose of the Flagship CRA Project Area Plan is to support the development of additional warehousing and distribution activities within the City that incorporates development strategies in accordance with best practices and Ogden City's General Plan. Potential area investment will be accomplished through a partnership with an existing Ogden business desirous of expanding their operations in the City.

## Section 1 DEFINITIONS

As used in this Community Reinvestment Project Area Plan:

1. The term "**Act**" shall mean and include the Limited Purpose Local Government Entities – *Utah Community Reinvestment Agency Act, Title 17C of the Utah Code, Annotated 1953*, including such amendments or successor statutes as shall from time to time be enacted.
2. The term "**Agency**" shall mean the Ogden City Redevelopment Agency, a separate body corporate and politic.
3. The term "**base taxable value**" shall mean the base taxable value of the property within the Project Area, as shown upon the assessment roll last equalized, before the date the taxing entity committee adopts the first Project Area budget.

4. The term "**City**" shall mean Ogden City Corporation, Ogden, Utah.
5. The term "**Developer**" shall mean any person or entity undertaking development activities in the Project Area.
6. The term "**Project Area Development**" means development activities within a project area, including the encouragement, promotion, or provision of development.
7. The term "**Plan Hearing**" means the public hearing on the draft Project Area Plan required under Subsection 17C-5-104 of the Act.
8. The term "**Planning Commission**" shall mean the planning commission of the City.
9. The term "**Project**" means the activities associated with this Project Area Plan.
10. The term "**Project Area**" or "**Flagship Community Reinvestment Project Area**" shall mean the geographic area described in this Project Area Plan where the Project Area Development set forth in this Project Area Plan takes place or is proposed to take place.
11. The term "**Project Area Plan**" or "**Plan**" shall mean the Flagship Community Reinvestment Project Area Plan that was adopted pursuant to the Act to guide and control Project Area Development activities within the Project Area.
12. The term "**Project Area Budget**" shall mean a multiyear projection of annual or cumulative revenues and expenses and other fiscal matters pertaining to the Project Area that includes:
  - (a) the base taxable value of property in the Project Area;
  - (b) the projected tax increment expected to be generated within the Project Area;
  - (c) the amount of tax increment expected to be shared with other taxing entities;
  - (d) the amount of tax increment expected to be used to implement the Project Area Plan, including the estimated amount of tax increment to be used for land acquisition, public improvements, infrastructure improvements, and loans, grants, or other incentives to private and

- public entities;
  - (e) the tax increment expected to be used to cover the cost of administering the Project Area Plan;
  - (f) if the area from which tax increment is to be collected is less than the entire Project Area: (i) the tax identification numbers of the parcels from which tax increment will be collected; or (ii) a legal description of the portion of the Project Area from which tax increment will be collected; for a Community Reinvestment Project Area, the information required under Subsection 17C-5-303.
13. The terms "**tax**," "**taxes**," "**property tax**" or "**property taxes**" includes privilege tax and each levy on an ad valorem basis on tangible or intangible personal and real property.
14. The term "**taxing entity**" shall mean each public entity that levies a property tax on property situated within the Project Area.
15. The term "**tax increment**" shall mean the difference between (i) the amount of property tax revenues generated each tax year by all taxing entities from the area designated in the Project Area Plan as the area from which tax increment is to be collected, using the current assessed value of the property, and (ii) for the purposes of this Plan, the amount of property tax revenues that would be generated from that same area using the base taxable value of the property as of tax year 2020.

## Section 2 **PRECONDITIONS FOR DESIGNATING A COMMUNITY REINVESTMENT PROJECT AREA**

- a) Pursuant to the provisions of §17C-5-105 of the Act, the Agency has prepared this Project Area Plan; and
- b) Pursuant to the provisions of §17C-5-104(1) (a) and (b) of the Act, the City has a Planning Commission and a General Plan as required by law.



Section 3      **LEGAL DESCRIPTION AND MAP OF FLAGSHIP CRA**  
*[17C-5-105(1)]*

The FLAGSHIP CRA is enclosed within the following boundaries and is described as:

*All of Lot 58 Business Depot Ogden Plat 18, DDR*

*Parcel No's 12-259-0008 and 30-300-7202*

The Project Area consists of 2 parcels (see Appendix C – Tax Serial Numbers).

The Project Area contains approximately 19.897 acres of private and public real property.

A map showing the boundaries of the Flagship CRA is attached hereto and is incorporated herein as Appendix A – Flagship Community Reinvestment Project Area Map

Section 4      **PROJECT AREA CHARACTERISTICS AND HOW THEY WILL  
BE AFFECTED BY PROJECT AREA DEVELOPMENT**  
*[17C-5-105(2)]*

Land Uses in the Project Area

Permitted Project Area Development in the Flagship CRA will occur via permits issued by Ogden City for those activities consistent with the officially adopted zoning ordinances of the City, local and state adopted building codes, and the controls and guidelines of this Community Reinvestment Project Area Plan.

The Project Area is located within the DDO District Plan. The existing zone in the Project Area is **DDR**. The existing uses in the Project Area include warehousing and distribution. The existing land use will not be changed by the adoption of this Project Area plan. Any Project Area Development contemplated herein which requires zoning or land use changes shall follow the process outlined in the Ogden City Municipal Code.

It is expected that Project Area Development efforts in the Project Area will support additional manufacturing and distribution activities, strengthen Ogden's employment and tax bases.

Private investment will play a vital role in determining when and how development will occur. The Agency believes that the renovation of certain interior improvements of the existing and the installation of fixtures and equipment will result in desirable investment and Project Area Development.

#### Layout of Principal Streets Adjoining the Project Area

The principal streets adjoining the Flagship CRA which provide access is shown on the Project Area map attached as Appendix A. The principal streets providing access to the Project Area are 2<sup>nd</sup> Street, Depot Dr., White Dr., and 1140 West. It is not anticipated that functional and cosmetic improvements would be made to the principal streets adjoining the Project Area.

#### Population Densities in the Project Area

As of 2010, there is no existing residential population residing in the Project Area. (2010 Census Profile, ESRI). The Project Area is 100% special district industrial.

- (a) Residential units will not be constructed within the Project Area.

#### Daytime Business Population

It is estimated that the business daytime population may increase over time to 150, with growth between Years 1 – 5 to 100.

#### Building Intensities in the Project Area

The Project Area is developed to its highest and best use as a 480,000 sq. ft. industrial distribution facility. It is expected that the building intensity within the Project Area will not be increased and currently has an attractive street frontage and adequate parking.

## Section 5      **STANDARDS TO GUIDE THE FLAGSHIP CRA** [17C-5-105(3)]

### Development Objectives:

The following standards and conditions, along with others, may be considered by Ogden City Staff, the Ogden City Planning Commission, the Agency Board, and the Ogden City Council when determining any conditions to be required as conditions of approval for a project within the Project Area:

1. Achievement of an environment which reflects appropriate architectural, landscape, and urban design principles consistent with the DDR zoning guidelines.
2. Provide for the strengthening of the tax base and economic health of the entire community.
3. Recognize, promote, and support the retention, restoration and appropriate reuse of existing buildings and groupings of buildings.

### General Design Objectives

Subject to the Development Objectives and other provisions of this Plan, a developer will be expected to achieve to the highest quality of design and development. Each development proposal will be considered subject to:

1. Applicable elements of the City's General Plan.
2. Applicable development ordinances of the City.
3. Applicable building codes of the City.
4. Applicable design standards of the City.
5. Review and recommendation by the City Planning Commission; and
6. Review and recommendation by the Redevelopment Agency of Ogden City (the "**Agency**") to ensure that the development is consistent with this Plan.

Each development proposal by a developer must include development data and other appropriate material that clearly describes the extent of the proposed development, and any other data determined to be necessary or requested by the City or the Agency.

The general design of specific projects may be developed or approved by the Agency in coordination with the City's Planning Department and the Ogden City Planning Commission. The particular elements of the design should be such that the overall development of the Flagship CRA will:

1. Provide an attractive urban environment with visual impact.
2. Blend harmoniously with the adjoining areas.
3. Provide for the optimum amount of open space and landscaped areas.
4. Provide parking areas appropriately designed, screened, and landscaped to blend harmoniously with adjacent areas; and
5. Provide safe, effective, and attractive pedestrian features.

#### Specific Design Objectives

The specific design objectives incorporated below guide the City, and developers to create a unified development, in both form and architectural style.

1. Building Design Objectives:
2. Open Space, Pedestrian Walks, and Interior Drive Design Objectives:
  - a. All open spaces, pedestrian walks and interior drives shall be designed as an integral part of an overall site design, properly related to existing and proposed buildings and that create a continuity of design for the entire block, area topography, views, etc.
  - b. Appropriate pedestrian or human spaces to be used for casual occupancy, gathering, and interaction should be provided.
  - c. Landscaped, paved, and comfortably graded pedestrian walks should be provided along the lines of the most intense use, particularly from building

entrances to streets, parking areas, and adjacent buildings on the same site.

- d. The location and design of pedestrian walks should afford maximum safety and separation from vehicular traffic, connection through the entire block and should recognize and consider desirable views of new and existing development in the area and surrounding community and the area topography and views.
- e. Materials and design of paving, retaining walls, fences, curbs, benches, and other accouterments, shall be of good appearance, easily maintained, and indicative of their purpose.
- f. Provide a signage program that incorporates design consistency with the main structures.
- g. Preserve the desirable existing conditions found on the site through minimized site grading and minimized removal of desirable trees and other vegetation.

### 3. Parking and Lighting Design Objectives:

- a. Parking areas shall be designed with careful regard to orderly arrangement, ability to share parking, topography, relationship to view, ease of access, and as an integral part of overall site design.
- b. All streets, sidewalks and walkways within public rights-of-way will be designed to be consistent with current standards and objectives and be approved by the City.
- c. Lighting standards and signs following consistent design standards and modern illumination standards of those lights and signs found within the area.

### 4. Landscape Design Objectives:

- a. Provide attractive and water efficient landscaped areas primarily consisting of shrubs, ground cover, turf, and trees for the maximum usability to occupants of the building and as appropriate to the character of the Project Area.

- b. A coordinated landscape and open space design over the entire Project Area incorporating landscaped treatment for open space, roads, paths, and parking areas into a continuous and integrated design shall be a primary objective.

## Section 6 **HOW THE PURPOSES OF THE STATE LAW WOULD BE ATTAINED BY COMMUNITY DEVELOPMENT**

[17C-5-105(4)]

The purposes of Title 17C of the Utah State Code (Limited Purpose Local Government Entities – Community Reinvestment Agency Act), and more specifically Title 17C, Chapter 5 thereof (Community Reinvestment), are as follows:

*"Project area development" means activity within a project area that, as determined by the board, encourages, promotes, or provides development or redevelopment for the purpose of implementing a project area plan, including:*

- (a) promoting, creating, or retaining public or private jobs within the state or a community;*
- (b) providing office, manufacturing, warehousing, distribution, parking, or other facilities or improvements;*
- (c) planning, designing, demolishing, clearing, constructing, rehabilitating, or remediating environmental issues;*
- (d) providing commercial, industrial, public, or other structures or spaces, including recreational and other facilities incidental or appurtenant to the structures or spaces;*
- (e) altering, improving, modernizing, demolishing, reconstructing, or rehabilitating existing structures;*
- (f) providing open space, including streets or other public grounds or space around buildings;*
- (g) providing public or private buildings, infrastructure, structures, or improvements;*

- (h) relocating a business;*
- (i) improving public or private recreation areas or other public grounds;*
- (j) eliminating blight or the causes of blight;*
- (k) redevelopment as defined under the law in effect before May 1, 2006; or*
- (l) any activity described in Subsections (47) (a) through (k) outside of a project area that the board determines to be a benefit to the project area.*

The creation of the Flagship CRA furthers the attainment of the purposes of Title 17C by addressing the following:

- Providing necessary public infrastructure to encourage and promote additional development activities within or near the Project Area.
- Providing additional employment opportunities, thus encouraging, and promoting new development activities, such as residential developments for employees, commercial developments for suppliers, restaurateurs, and other businesses.
- New development within the Project Area will meaningfully enhance Ogden City's property and sales tax base, thus increasing the resources available for performing basic governmental services.

It is the intent of the Agency, with the assistance and participation of the private sector, to encourage and accomplish appropriate development within the Flagship CRA by methods described in this Plan. This includes the enhancement to existing buildings, the possible construction of new buildings, facilities and infrastructure, the creation of new jobs, and the use of incentives to maximize other appropriate development beneficial to the City and its citizens. By these methods, the private sector should be encouraged to undertake new development which will strengthen the tax base of the community in furtherance of the objectives set forth in the Act.

## Strategies and Tools to Achieve Plan Objectives

The Agency, in pursuing development strategies that will achieve the purposes of the Act and promote a more vibrant and economically healthy community, may utilize its resources to eradicate substandard conditions and effectuate Project Area Development activities as defined in the Act and as allowable by law. Possible strategies available to facilitate development and investment in the Area may include, but are not limited to, the acquisition, clearance, disposition, and rehabilitation of residential and commercial properties, as more fully described below:

1. Acquisition and Clearance: The Agency may acquire, but is not required to acquire, real property located in the Project Area. The Agency may acquire property by negotiation, gift, devise, exchange, purchase, or other lawful method. Various third parties, as available and desirable from time to time and who may or may not be associated with the Agency, may acquire real property located in the Project Area by negotiation, gift, devise, exchange, purchase, or other lawful method. Generally, personal property will not be acquired by the Agency. However, where necessary in the execution of the objectives of this Plan, the Agency shall be authorized to acquire personal property in the Project Area by any lawful means. The Agency intends that all property needed to be acquired within the Project Area will be acquired, if possible, by open negotiations between willing sellers and willing buyers.
2. Property Disposition and Development: The Agency shall be authorized, by lawful means, to promote Project Area Development. The Agency shall be authorized, by lawful means, to demolish and clear buildings, structures, and other improvements from real property in the Project Area as necessary to carry out the purposes of this Plan. The Agency shall be authorized to install and construct, or to cause to be installed and constructed, the public improvements, public facilities, and public utilities, within the Project Area which are necessary or desirable to carry out this Plan. The Agency shall be authorized to prepare or cause to be prepared as building sites real property in the Project Area. The Agency shall also be authorized to rehabilitate or to cause to be rehabilitated any building or structure in the Project Area according to the appropriate legal means available.

Conditioned on approval by the Agency Board, the Agency shall be authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, grant, or otherwise dispose of any interest in real property



within the Project Area. If such authorization is given, the Agency shall be able to dispose of real property by gift, grant, leases, or sales by negotiation with or without public bidding. If such authorization is given, all real property acquired by the Agency in the Project Area shall be given, granted, sold, or leased to public or private persons or entities for development for the uses permitted by zoning, this Plan, and other plans as appropriate. Real property may be conveyed by the Agency to the City or any other public entity without charge. The Agency shall reserve such controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to ensure that development is carried out pursuant to this Plan and other associated plans, as applicable.

To the maximum possible extent, the objectives of this Plan are to be accomplished through Agency encouragement of, and assistance to, private owners and private enterprise in carrying out development activities. To the extent now or hereafter permitted by law, the Agency shall be authorized to pay for, develop, or construct any building, facility, structure, or other improvement either within or outside the Project Area for itself or for any public entity to the extent that such improvement would be of benefit to the Project Area.

3. Rehabilitation: Properties vacant, abandoned or otherwise determined to be in substandard condition by the City by any lawful means may be sufficiently rehabilitated by the property owner or others to insure a new or remaining economic life of twenty years.
4. Implementation of Development Projects: The Agency and City shall have the right to approve the design and construction documents of all development within the Project Area to ensure that such activities are consistent with this Plan and applicable zoning and other plans as approved. The City's Community and Economic Development Department shall notify the Agency of all known requests for: (1) zoning changes; (2) design approval; (3) site plan approval or amendments thereto; and (4) building permits within the Project Area. Development projects within the Project Area shall be implemented as approved by the Agency and the City.
5. Cooperation with the Community and Public Entities: The community and certain public entities are authorized by state law, with or without consideration, to assist and cooperate in the planning, undertaking, construction, or operation of projects within the Project Area. The Agency may seek the aid and

cooperation of such public entities to accomplish the purposes of community reinvestment and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by a public entity without the consent of the public entity. The Agency, however, will seek the cooperation of all public entities which own or intend to acquire property in the Project Area. To the extent allowed by law, the Agency shall impose on all public entities owning real property in the Project Area the planning and design controls contained or referenced herein to the end that uses and any future development by public entities will conform to the requirements of such.

Possible tools available to facilitate development and investment in the Project Area may include, but are not limited to, the following programs and tools as more fully described below:

a. Public Infrastructure Funds

These funds are made available to Ogden City from state and local sources to be used for street construction and improvements, sidewalks, curb/gutter, right-of-way landscaping and improvements, lighting, signage, and general maintenance. These funds are available to be used for infrastructure within the Investment Area as approved by Ogden City on a fiscal year basis.

b. Federal/State Programs and Grants

Though less accessible and generally received on a competitive basis, federal and state monies may be available for public and private investment in the Area.

c. Small Business Loan Program

The Ogden City Small Business Loan Program is a federally funded economic development loan fund for businesses located in Ogden, Utah. The loan fund's objective is to create and retain existing jobs, to provide economic opportunities for low-to-moderate income Ogden residents, to stimulate the redevelopment of underutilized and deteriorated commercial property in Ogden, and to provide improved access to small-business loan financing to Ogden-based businesses. As a "lender of last resort", the fund

works with clients who do not qualify for traditional financing. Whether you are a startup, or an existing business located in Ogden, and a bank is unable to assist you, Ogden City's Small Business Loan Program may be able to help.

Ogden City Small Business Loan proceeds can be used for a variety of project costs, including real estate acquisition, new construction, rehabilitation, equipment purchases, refinancing, and working capital.

The interest rate, term, and amortization for the loan will be structured to allow for a reasonable rate of return to the investor(s) and adequate cash flow to service project debt, with the following stipulations:

- Minimum Loan Amount: \$5,000
- Maximum Loan Amount: \$90,000
- Interest Rate: Up to 12% annual
- Term of Payments: maximum 10 years, however subject to length of lease and/or life of improvements secured
- Loan to Value Ratio: Up to 100%
- Debt to Income Ratio: Up to 50%

d. Private Investment

Known as the most common and effective means of capital, investment from private owners, developers, businesses, and citizens will have the most impactful and long-lasting effect on the Project Area. The Agency intends that the majority of the investment made within the Area will be made, to the extent possible, by business/development entities wishing to undertake Project Area Development activities within the Area.

Section 7      **HOW THE PLAN IS CONSISTENT WITH THE CITY'S  
GENERAL PLAN**      *[17C-5-105(5)]*

This Community Reinvestment Project Area Plan is consistent with and the proposed development conforms to the City's General Plan in the following respects:

General Plan

The Flagship CRA is consistent with the following sections of the General Plan of Ogden City:

- **3.15-4:** Improve city owned streets, alleys, parking lots and sidewalks
- **4.4-1:** Increase pride in and cultivate a positive image of Ogden
- **5.9-5:** Establish a long-term effort to diversify the City's economic base with a balanced mix of growing manufacturing, service, retail, and tourism related industries
- **7.9-5:** Work in cooperation with the private sector to expand the variety of housing types to meet the needs of a diverse community
- **7.13-8:** Identify opportunities for inclusion of 4,700 new dwelling units in Ogden to accommodate continued population growth
- **9.3-1:** Strengthen neighborhoods through appropriate planning
- **9.5-2:** Strengthen neighborhoods through appropriate design and improvements
- **11.25-12:** Encourage shared parking where appropriate

### Zoning Ordinances

The property within the Project Area is currently zoned DDR. The City General Plan envisions that the Project Area will continue to be industrial warehouse/distribution mixed use in nature. The proposed development is permitted under the current zoning designations adopted by the Ogden City Council. If any future zoning designation changes are required, such changes will be submitted to both the Planning Commission and City Council for consideration and approval.

## **Section 8 DESCRIPTION OF THE SPECIFIC PROJECTS THAT ARE THE OBJECT OF THE PROPOSED COMMUNITY DEVELOPMENT**

*[17C-5-105(7)]*

The Agency proposes a Community Reinvestment Project Area be created for the purpose of strengthening Ogden's employment and tax bases, enhancing quality of life, and facilitating the expansion of the warehousing and distribution bases of the community.

Amer Sports Winter & Outdoor Company ("Amer Sports") has a desire to expand its operations within the city to include the leasing and buildout of an existing building within the Business Depot Ogden for the purpose of warehousing and distribution, with

such buildout to include, but not limited to, certain interior renovations of the building and the installation of approximately \$30 million of fixtures and equipment (the "Project"). Amer Sports currently operates a sales office located at 2030 Lincoln Avenue, Ogden, Utah

**Section 9      WAYS IN WHICH PRIVATE PARTICIPANTS WILL BE  
SELECTED TO UNDERTAKE THE COMMUNITY  
DEVELOPMENT      [17C-5-105(8)]**

Selection of Private Developers

The Agency will participate with Amer Sports and the Boyer Company as necessary and as opportunities arise. The Agency anticipates that Project Area Development activities will occur in a single phase.

Identification of Developers Who Are Currently Involved in the Proposed  
Development

The Agency, consistent with the Act, will work with Amer Sports to ensure that all aspects of the Plan are implemented.

**Section 10      REASONS FOR THE SELECTION OF THE FLAGSHIP CRA  
[17C-5-105(9)]**

The Flagship CRA was selected by the Agency as that area within the City having an immediate opportunity to significantly strengthen the quality of life of the community, broaden the City's tax base, and enhance the warehouse and distribution bases. The Flagship CRA contains a portion of the City that is desirable for development because of (1) existing access, circulation, and infrastructure; (2) a general recognition that the Flagship CRA needs assistance if the area is to be further developed; (3) a determination by the City that further development of this area is important to the overall health, vitality, and stability of the City; (4) goals of the City and community to strengthen residential/commercial development and employment; and (5) the opportunity to commence a public/private partnership to improve and further develop this area of the City.

Planned treatment of this area is intended to stimulate development to the degree necessary for sound long-range economic growth and to encourage further development.

**Section 11 DESCRIPTION OF THE PHYSICAL, SOCIAL, AND ECONOMIC  
CONDITIONS EXISTING IN THE FLAGSHIP CRA [17C-5-105(10)]**

Physical Conditions

The Flagship CRA consists of approximately 19.9 acres. The Project Area boundary is linear in shape, running north and south between 2<sup>nd</sup> Street and White Drive. The topography is generally flat from north to south. The Project Area is a single subdivision lot having a 480,000 sq. ft. warehouse/distribution facility. Infrastructure improvements are adequate to service the warehouse/distribution facility.

Social Conditions

No unusual social conditions were found to exist.

Economic Conditions

Although the area has generally seen active economic performance, the warehouse/distribution facility was vacated as the result of the relocation of Wayfair. Through adoption and funding of this Plan, the Agency hopes to encourage Amer Sports to significantly expand its operations in a facility that had gone dark and was not contributing to the economic health of the community. The Agency believes that without the adoption of this Plan and the funding support from participating taxing entities for this Plan, there is less likelihood that Amer Sports would undertake the expansion of their operations and generation of 100+ jobs in 5 – 7 years. Consequently, the establishment of this Community Reinvestment Area and its associated implementation measures are very important.

**Section 12 DESCRIPTION OF ANY TAX INCENTIVES OFFERED TO  
PRIVATE ENTITIES FOR DEVELOPMENT WITHIN THE  
FLAGSHIP CRA [17C-5-105(11)]**

The Agency intends to use property tax increment collections generated by Project Area Development activities to reimburse participants for certain desirable capital investments; to install public infrastructure where appropriate; to offer other financial incentives to encourage development; and to take other actions as authorized by the Act.

Any payments directly to participants will be on a post-performance basis and will be offered only according to the terms of a written and approved Participation and

Incentive Agreement that adequately protects the Agency and the taxing entities by ensuring performance by the participant prior to the payment of any reimbursement or incentive from the Agency to the participant.

The Agency intends to negotiate and execute a Interlocal Agreement with Weber County, Ogden City, and the Ogden School District to allow the Agency to receive a portion of the increased ad valorem real and personal property tax revenue generated by new development occurring within the Project Area. The Agency currently expects to use most or all of the funds it receives from incremental real and personal property tax revenue growth to incentivize new development.

Pursuant to the interlocal agreements with Weber County, Ogden City, and the Ogden School District, the timeframe allotted by this Plan to the Agency for the collection of incremental real and personal property tax revenue growth from the respective taxing entities shall be 10 tax years.

The Project Area Budget (attached as Appendix D – Project Area Budget) shows the anticipated tax collection period, tax increment receipts, and the estimated eligible development costs to be reimbursed.

### **Section 13 DESCRIPTION OF THE ANTICIPATED PUBLIC BENEFIT TO BE DERIVED FROM THE COMMUNITY DEVELOPMENT**

*[17C-5-105(12)]*

It is anticipated that a significant public benefit will be derived from the proposed development within the Flagship CRA. Below is a description of the beneficial influences upon the tax base of the community; and the associated business and economic activity likely to be stimulated.

#### Beneficial Influences upon the Tax Base of the Community

The City and taxing entities will see an increase in taxable value of an estimated \$36,750,000 over the next 10 years in the Project Area. This is a substantial increase from today's taxable value of \$22,046,622.

It is intended that construction on identified projects within the Area begin as early as in 2021, with tax increment commencing in 2022. Upon expiration of the tax increment period, the anticipated new tax revenues which are projected to be generated from the increased assessed value resulting from the improvements are summarized below:

<b>Taxing Entity</b>	<b>Base Year Collection</b>	<b>End-of-Area Collection</b>
Ogden City School Dist.	\$ 165,732	\$ 459,144
Weber County	\$ 54,303	\$ 150,441
Ogden City	\$ 55,295	\$ 152,454

Business and Economic Activity Likely to be Stimulated

The economic activities associated with the development will provide additional employment opportunities, thus encouraging and promoting new development activities, such as residential developments for employees, commercial developments for suppliers, restaurateurs, and other businesses. The expanded development within the Project Area will meaningfully enhance Ogden City's property and sales tax base, thus increasing the resources available for performing basic governmental services. As proposed in this Plan, the developed Project Area will serve the immediate lifestyle needs of the community and can reasonably be expected to encourage additional development in the surrounding area.

**Section 14 OTHER MATTERS** *[17C-5-105(14)(15)]*

The Flagship CRA will not be subject to a Taxing Entity Committee; instead, the Agency anticipates entering into interlocal agreements with Ogden City, Weber County, and the Ogden School District to obtain funding for Project Area Development.



# APPENDIX A

## MAP OF FLAGSHIP COMMUNITY REINVESTMENT PROJECT AREA



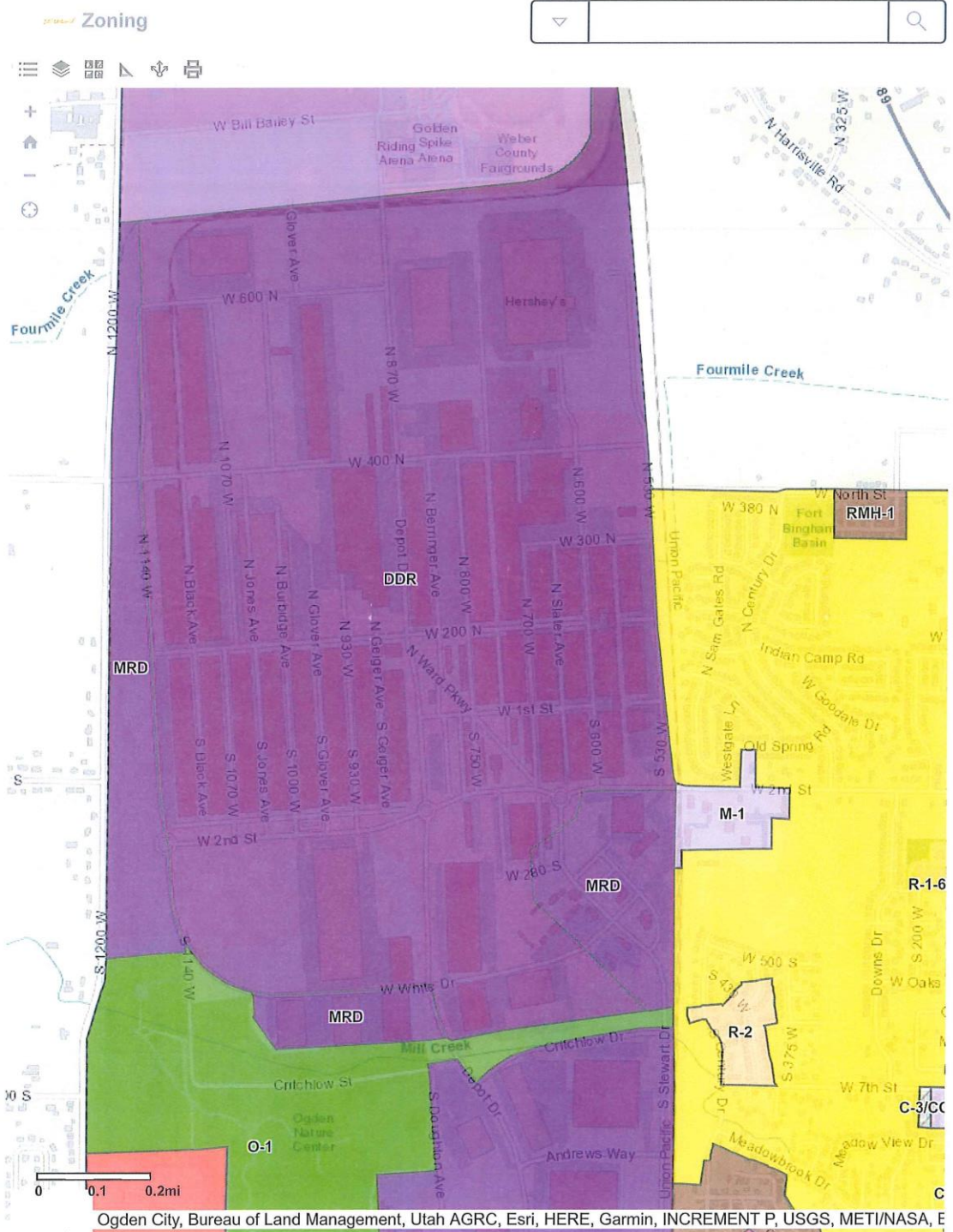


# APPENDIX B

## LAND USE MAP OF FLAGSHIP COMMUNITY REINVESTMENT PROJECT AREA

8/24/2021

Zoning



## **APPENDIX C**

**WEBER COUNTY TAX SERIAL NUMBERS  
FLAGSHIP COMMUNITY REINVESTMENT PROJECT AREA**

**12-259-0008**

**30-300-7202**

## **APPENDIX D**

### **BUDGET**

#### **FLAGSHIP COMMUNITY REINVESTMENT PROJECT AREA**

**FLAGSHIP CRA  
 OGDEN CITY REDEVELOPMENT AGENCY  
 PROJECTED USES/COSTS**

**10/14/2021**

Major Use	Number of Units Square Footage	Average Value/Unit /Sq. Ft.	Total Const. Cost	Total PP. Cost	Total Project Costs
Site Summary					
Projects					
Amer Sports					
Real Property Improvements	480,000	N/A	\$6,750,000	\$0	\$6,750,000
Personal Property Improvements	N/A	N/A	\$30,000,000	\$0	\$30,000,000
<b>TOTAL</b>			<b>\$36,750,000</b>	<b>\$0</b>	<b>\$36,750,000</b>

<b>FLAGSHIP CRA</b> <b>OGDEN CITY REDEVELOPMENT AGENCY</b> <b>10 YEAR - PROJECT AREA BUDGET - CUMULATIVE</b>		<b>10/14/2021</b> <b>DRAFT</b>		
		BASE YEAR 2020	CUMULATIVE 10 YEAR	ALLOCATED % OF AVAILABLE TAX INCREMENT
<b>PROJECT REVENUES</b>				
Property Tax (Base Year Taxable Value)		\$346,341 \$22,046,622	\$7,619,491.94	
Projected Tax Increment RDA TOTAL -10 YEARS				
Agency				
Eligible Available Project Area Increment		\$0	\$2,459,699	85%
Housing		\$0	\$242,493	8%
RDA Administration		\$0	\$202,740	7%
Total Available Tax Increment		\$0	\$2,904,933	100%
<b>TOTAL PROJECT REVENUES</b>		<b>\$0</b>	<b>\$2,904,933</b>	
<b>PROJECT INVESTMENTS</b>				
<b>PROJECTED BUILDING &amp; CAPITAL EQUIPMENT INVESTMENTS</b>				
Total Building Investments		\$0	\$6,750,000	
Total Capital Equipment Investments			30,000,000	
<b>TOTAL CAPITAL AND RELATED INVESTMENTS</b>		<b>\$0</b>	<b>\$36,750,000</b>	
<b>INVESTMENTS REIMBURSABLE FROM TAX INCREMENT</b>				
Administration		\$0	\$202,740	7%
Housing		\$0	\$242,493	8%
Total tax increment for project area improvements and infrastructure benefiting the project area, in & outside the project area & other eligible expenditures, including but not limited too, land acquisition, public infrastructure improvements, loans, grants, incentives to private and public entities, cost of financing such as interest/issuance costs & reserves		\$0	\$2,459,699	85%
<b>TOTAL INVESTMENTS REIMBURSABLE FROM TAX INCREMENT</b>		<b>\$0</b>	<b>\$2,904,933</b>	<b>100%</b>
<b>TOTAL PROJECT INVESTMENTS</b>		<b>\$0</b>	<b>\$39,654,933</b>	
Note: Taxing Entities Participating are the Ogden School District, Weber County and Ogden City. The Smaller Tazing Entities are Not Participating.				

**FLAGSHIP COMMUNITY REINVESTMENT AREA**  
**OGDEN CITY REDEVELOPMENT AGENCY**  
**SCHEDULE ONE - TAX INCREMENT REVENUE SUMMARY**  
**10 YEAR - MULTI-YEAR PROJECTIONS**

10/14/2021

DRAFT

	BASE YEAR	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	CUMULATIVE
<b>PROJECT BASE VALUE - 2020</b>												
1 WEBER COUNTY - BASE TAX RATE	0.014843	0.013251	0.013251	0.013251	0.013251	0.013251	0.013251	0.013251	0.013251	0.013251	0.013251	
2 WEBER COUNTY - TAXABLE BASE VALUE	\$22,046,622											
3 WEBER COUNTY - REAL PROPERTY BASE TAXES	\$20,758,000											
<b>PROJECT INVESTMENTS</b>												
<b>4 REAL PROPERTY</b>												
Projects												
Amer Sports	6,750,000	-	-	-	-	-	-	-	-	-	-	6,750,000
5 TOTAL REAL PROPERTY PROJECT INVESTMENTS	6,750,000	6,750,000	6,750,000	6,750,000	6,750,000	6,750,000	6,750,000	6,750,000	6,750,000	6,750,000	6,750,000	6,750,000
Total Real Property		6,750,000	6,750,000	6,750,000	6,750,000	6,750,000	6,750,000	6,750,000	6,750,000	6,750,000	6,750,000	
Adjusted Tax Increment	100%	6,750,000	6,750,000	6,750,000	6,750,000	6,750,000	6,750,000	6,750,000	6,750,000	6,750,000	6,750,000	
Ogden City Tax Rate		0.002651	0.002651	0.002651	0.002651	0.002651	0.002651	0.002651	0.002651	0.002651	0.002651	
Ogden City Tax Increment Value		17,894	17,894	17,894	17,894	17,894	17,894	17,894	17,894	17,894	17,894	160,000
Weber County Tax Rate		0.002616	0.002616	0.002616	0.002616	0.002616	0.002616	0.002616	0.002616	0.002616	0.002616	
Weber County Tax Increment Value		17,658	17,658	17,658	17,658	17,658	17,658	17,658	17,658	17,658	1,078	160,000
Ogden School District Tax Rate		0.007984	0.007984	0.007984	0.007984	0.007984	0.007984	0.007984	0.007984	0.007984	0.007984	
Ogden School District Tax Increment Value		53,892	53,892	52,216								160,000
Redevelopment Project Tax Rate		0.013251	0.013251	0.013251	0.013251	0.013251	0.013251	0.013251	0.013251	0.013251	0.013251	
Development Increment Value		89,444	89,444	87,768	35,552	35,552	35,552	35,552	35,552	34,504	1,078	480,000
Housing (20%)		0	0	0	0	0	0	0	0	0	0	
Agency Administration (10% first 5 yrs. 5% thereafter)		0	0	0	0	0	0	0	0	0	0	
6 TOTAL TAX INCREMENT FROM REAL PROPERTY		89,444	89,444	87,768	35,552	35,552	35,552	35,552	35,552	34,504	1,078	480,000

<b>PERSONAL PROPERTY</b>	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	CUMULATIVE
TOTAL PERSONAL PROPERTY	30,000,000	30,000,000	30,000,000	30,000,000	30,000,000	30,000,000	30,000,000	30,000,000	30,000,000	30,000,000	
Depreciation Rate (Percent Good)	97%	91%	82%	74%	66%	59%	48%	40%	31%	22%	
Depreciation Value	29,100,000	27,300,000	24,600,000	22,200,000	19,800,000	17,700,000	14,400,000	12,000,000	9,300,000	6,600,000	
Adjusted Tax Increment (100%)	29,100,000	27,300,000	24,600,000	22,200,000	19,800,000	17,700,000	14,400,000	12,000,000	9,300,000	6,600,000	
Ogden City Tax Rate	0.002651	0.002651	0.002651	0.002651	0.002651	0.002651	0.002651	0.002651	0.002651	0.002651	
Ogden City Tax Increment Value	77,144	72,372	65,215	58,852	52,490	46,923	38,174	31,812	24,654	17,497	485,133
Weber County Tax Rate	0.002616	0.002616	0.002616	0.002616	0.002616	0.002616	0.002616	0.002616	0.002616	0.002616	
Weber County Tax Increment Value	76,126	71,417	64,354	58,075	51,797	46,303	37,670	31,392	24,329	17,266	478,728
Ogden School District Tax Rate	0.007984	0.007984	0.007984	0.007984	0.007984	0.007984	0.007984	0.007984	0.007984	0.007984	
Ogden School District Tax Increment Value	232,334	217,963	196,406	177,245	158,083	141,317	114,970	95,808	74,251	52,694	1,461,072
Redevelopment Project Tax Rate	0.013251	0.013251	0.013251	0.013251	0.013251	0.013251	0.013251	0.013251	0.013251	0.013251	
TOTAL TAX INCREMENT FROM PERSONAL PROPERTY	385,604	361,752	325,975	294,172	262,370	234,543	190,814	159,012	123,234	87,457	2,424,933
Housing (10%)	38,560	36,175	32,597	29,417	26,237	23,454	19,081	15,901	12,323	8,746	242,493
Agency Administration (10% first 5 yrs., 5% thereafter)	38,560	36,175	32,597	29,417	26,237	11,727	9,541	7,951	6,162	4,373	202,740
NET TAX INCREMENT FROM PERSONAL PROPERTY	308,483	289,402	260,780	235,338	209,896	199,361	162,192	135,160	104,749	74,338	1,979,699

<b>TOTAL PROJECTED INCREMENT</b>	
Increment Value	2,904,933
Estimated Present Value of Increment	2,766,603
<b>INVESTMENT SCHEDULE</b>	
	<b>TOTAL COST</b>
Development Increment	2,459,699
Housing	242,493
RDA Administration	202,740
<b>TOTAL INVESTMENT</b>	<b>2,904,933</b>
<b>AVAILABLE TAX INCREMENT</b>	<b>2,904,933</b>
<b>UNCOMMITTED TAX INCREMENT</b>	

**Notes:**

Budget only reflects TIF from the School District, Weber County & Ogden City

Weber County - .002616  
Ogden School District - .007984  
Ogden City - .002651  
Total - .013251

The smaller Taxing Entities are not participating

**DRAFT**

**FLAGSHIP CRA**

**OGDEN CITY REDEVELOPMENT 10/14/2021**

**SCHEDULE TWO - TIF DISTRIBUTION BY TAXING ENTITY**

	Weber County	Ogden School District	Ogden City	
Level of Participa tion	100%	100%	100%	
Tax Year	19.75%	60.25%	20.00%	
1	93,784	286,226	95,038	
2	89,075	271,855	90,267	
3	82,012	248,622	83,109	
4	75,733	177,245	76,746	
5	69,455	158,083	70,384	
6	63,961	141,317	64,817	
7	55,328	114,970	56,069	
8	49,050	95,808	49,706	
9	41,987	74,251	41,500	
10	18,344	52,694	17,497	
	638,728	1,621,072	645,133	2,904,933