



# City Council, Redevelopment Agency, and Municipal Building Authority

## Meeting Results

January 10, 2023

Third Floor – City Council Work Room, City Council Chambers, and via Zoom  
2549 Washington Boulevard, Ogden, Utah 84401

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

City Council, also acting as the Redevelopment Agency and Municipal Building Authority  
City Council Work Room  
January 10, 2023

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

- Agenda review for the Special City Council, Redevelopment Agency, and Municipal Building Authority meetings.

City Council:

- [Utility Protection Program](#); ([Presentation](#))
- Council Business;
- Council Comments.

Redevelopment Agency:

- WonderBlock Project – General Discussion: ([Presentation](#))
  - [Amended and Restated Land Transfer and Development Agreement with JF WonderBlock Partners QOZB, LLC](#);
  - [Amended and Restated Operating Agreement of JF WonderBlock Partners QOZB, LLC](#);
  - [Court Parking Agreement](#);
- [Union Station - Community and Economic Development Update](#); ([Presentation](#))
- Board Business;
- Board Comments.

Municipal Building Authority:

- Board Business;
- Board Comments.

Any items not fully addressed prior to the 6:00 p.m. Special City Council, Redevelopment Agency, and Municipal Building Authority meetings may be addressed immediately following that meeting.

**6:00 p.m. Special City Council Meeting**

City Council  
City Council Chambers  
January 10, 2023

1. Roll Call.

Chair Choberka  
Vice Chair Richey  
Council Member Blair  
Council Member Hyer  
Council Member Lopez  
Council Member Nadolski  
Council Member White

2. Opening Ceremony:

- a. Pledge of Allegiance.
- b. Moment of Silence.
- c. Acknowledgements.

3. Public Hearings:

- a. WonderBlock Project
  - i. Presentations [1](#), [2](#).
  - ii. Public Input.
  - iii. Actions:
    1. [Redevelopment Agency Sales Tax Pledge Agreement](#). Proposed Resolution 2023-1 authorizing the execution of a sales tax agreement and approving a general indenture for Redevelopment Agency Sales Tax and Tax Increment Revenue Bonds for the WonderBlock project. ([Resolution adopted, vote: 4-3](#))
    2. [Municipal Building Authority Master Lease Agreement and Lease Revenue Bonds](#). Proposed Resolution 2023-3 authorizing and approving a Master Lease Agreement with the Municipal Building Authority (MBA) and authorizing the issuance and sale by the MBA of not to exceed \$85,000,000 in Lease Revenue Bonds. ([Resolution adopted, vote: 5-2](#))
- b. [Proposed Honorary Street Name – Miles Goodyear \(A Avenue\) and Pomona \(B Avenue\)](#). ([Presentation](#)) Proposed Resolution 2023-2 approving the honorary designation of Miles Goodyear Avenue be added to A Avenue and Pomona Avenue added to B Avenue from West Lake Street to 24<sup>th</sup> Street. ([Resolution not adopted, vote: 5-1-1](#))

4. 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 should be given during the meeting as that item is discussed.

5. Comments:

- a. Mayor.
- b. Council members.

6. Adjournment.

**Redevelopment Agency Meeting**

Redevelopment Agency  
City Council Chambers  
January 10, 2023

1. Roll Call.

Chair Choberka  
Vice Chair Richey  
Board Member Blair  
Board Member Hyer  
Board Member Lopez  
Board Member Nadolski  
Board Member White

2. Public Hearing:

- a. **Sales Tax and Tax Increment Bond Parameters – WonderBlock Joint Venture**. (Presentation [1](#), [2](#)) Proposed Resolution 2023-1 authorizing the issuance and sale of sales tax and tax increment revenue bonds in the amount not to exceed \$75,000,000 for the WonderBlock project. ([Resolution adopted, vote: 4-3](#))

3. Comments:

- a. Executive Director.  
b. Board members.

4. Adjournment.

**Municipal Building Authority Meeting**

Municipal Building Authority  
City Council Chambers  
January 10, 2023

1. Roll Call.

Chair Choberka  
Vice Chair Richey  
Trustee Blair  
Trustee Hyer  
Trustee Lopez  
Trustee Nadolski  
Trustee White

2. Public Hearing:

- a. **Master Lease Agreement and Lease Revenue Bonds**. (Presentation [1](#), [2](#)) Proposed Resolution 2023-1 authorizing and approving the execution of a Master Lease Agreement with Ogden City and authorizing the issuance of and sale of lease revenue bonds not to exceed \$85,000,000 for development of two parking structures. ([Resolution adopted, vote: 5-2](#))

3. Comments:
  - a. President.
  - b. Trustees.
4. Adjournment.

[Continuation of Joint Work Session if Necessary](#)

Public meetings will be held in-person at the city offices and electronically via Zoom in accordance with Utah Code Ann. §52-4-202 et. seq., Open and Public Meetings Act. The public may monitor, listen to, and provide comments in open portions of the meeting either in person or electronically by following the instructions below.

Zoom Meeting  
<https://us02web.zoom.us/j/89147425415>  
Meeting ID: 891 4742 5415

1 669 900 6833  
Meeting ID: 891 4742 5415

Connect via Telephone

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 Chief Deputy City Recorder, does hereby certify that the above notice was posted in accordance with Utah State Code on this 5th day of January 2023.

Lee Ann Peterson, MMC  
Chief Deputy City Recorder

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