



City Council and Redevelopment Agency

Meeting Results

January 17, 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
City Council Work Room
January 17, 2023

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

- Agenda review for the City Council and Special Redevelopment Agency meetings.

City Council:

- [Ogden School District Property; \(Presentation\)](#)
- Council Business; and
- Council Comments.

Redevelopment Agency:

- Board Business; and
- Board Comments.

Any items not fully addressed prior to the 5:00 p.m. Special Redevelopment Agency and City Council meetings may be addressed immediately following those meetings.

5:00 p.m. Special Redevelopment Agency Meeting

City Council Work Room
January 17, 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. **Closed Session.** Consideration of adjourning into a Closed Session pursuant to one or more of the provisions of Section 52-4-205(1) of the Open and Public Meetings Law:

- a. Discussion of the character, professional competence, or physical or mental health of an individual
- b. Strategy session to discuss collective bargaining
- c. Strategy session to discuss pending or reasonably imminent litigation

- d. Strategy session to discuss the purchase, exchange, or lease of real property
- e. Strategy session to discuss the sale of real property
- f. Discussion regarding deployment of security personnel, devices, or systems
- g. Investigative proceedings regarding allegations of criminal misconduct.
(Adjourn into closed session, vote: 7-0)

3. Adjournment.

City Council Meeting
City Council Chambers
January 17, 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. Recognition:

- a. Ogden High School Marching Band. Recognizing the Ogden High School Band for taking first place in the Utah Music Educators Association Red Rocks State Marching Band Championships. (No action required)

4. Public Hearings:

- a. Fiscal Year 2023-2027 Capital Improvement Plan Amendment – VirTra. (Presentation) Proposed Ordinance 2023-6 amending the budget for the Fiscal Year 2023-2027 Capital Improvement Plan by amending project PD001 by relocating the VirTra 360-degree interactive training platform to the Francom Public Safety Building. (Ordinance adopted, vote: 7-0)
- b. Fiscal Year 2022-2023 Budget Amendment – Public Services and Public Safety Buildings, Union Station. (Presentation) Proposed Ordinance 2023-1 amending the budget for the Fiscal Year July 1, 2022 to June 30, 2023 by increasing the anticipated revenues and appropriations for a gross increase of \$4,201,250, in order to fund CIP projects, equipment replacement and the Union Station property purchase. (Ordinance adopted, vote: 7-0)

5. Reports from Administration:

- a. Court Parking Real Estate Purchase Contract and Access Easement Agreement. (Presentation) Proposed Resolution 2023-4 approving and authorizing the mayor to execute a real estate purchase contract with the State of Utah, Division of Facilities Construction and Management for the purchase of real property located at approximately 2525 Grant Avenue. (Resolution adopted, vote: 6-1)

6. 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).

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.

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

Special Redevelopment Agency Meeting

City Council Chambers
January 17, 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. [Fiscal Year 2022-2023 Budget Amendment – Union Station Property](#). ([Presentation](#)) Proposed Resolution 2023-2 amending the budget for the Fiscal Year July 1, 2022 to June 30, 2023 by increasing the anticipated revenues and appropriations for a gross increase of \$300,000 to facilitate the purchase of the Union station property. ([Resolution adopted, vote: 7-0](#))
3. Reports from Administration:
 - a. WonderBlock Project.
 - i. [Presentation 1 2](#)
 - ii. Actions:
 1. [Court Parking Real Estate Purchase Contract and Access Easement Agreement](#). Proposed Resolution 2023-3 approving and authorizing the Executive Director to execute a real estate purchase contract with the State of Utah, Division of Facilities Construction and Management for the purchase of real property located at approximately 2525 Grant Avenue. ([Resolution adopted, vote: 6-1](#))
 2. [Operating Agreement](#). Proposed Resolution 2023-4 approving and authorizing the Executive Director to execute an amended and restated operating agreement of JF WonderBlock Partners QOZB, LLC to facilitate the development of real property located at approximately 2557 Grant Avenue. ([Resolution adopted, vote: 5-2](#))
 3. [Land Transfer and Development Agreement](#). Proposed Resolution 2023-5 approving and authorizing the Executive Director to execute an amended and restated land transfer and development agreement with JF WonderBlock Partners QOZB, LLC for development of real property located at approximately 2557 Grant Avenue. ([Resolution adopted, vote: 5-2](#))

4. Comments:
 - a. Executive Director.
 - b. Board members.
5. 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/85247147323>
Meeting ID: 852 4714 7323

1 669 900 6833
Meeting ID: 852 4714 7323

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 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 12th day of January 2023.

Jason Gould
Deputy City Recorder

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

