

**MINUTES  
OF THE SOUTH OGDEN CITY  
COMMUNITY DEVELOPMENT AND RENEWAL AGENCY BOARD MEETING  
Held Tuesday, April 15, 2014 in the Council Chambers of City Hall**

**BOARD MEMBERS PRESENT**

Chairman James F. Minster, Board Members Brent Strate, Wayne Smith, Sallee Orr and Bryan Benard

**BOARD MEMBERS EXCUSED**

Russell Porter

**STAFF MEMBERS PRESENT**

City Manager Matthew Dixon, Parks and Public Works Director Jon Andersen, Chief of Police Darin Parke, Fire Chief Cameron West, Recorder Leesa Kapetanov

**CITIZENS PRESENT**

Jim Pearce, Logan Voigt, John Shupe, Sophie Overbeck, Kodi Parkhurst, Leann Povey

(Motion from city council meeting to enter CDRA Board Meeting):

**Council Member Benard moved to recess into a Community Development and Renewal Agency Board meeting. Council Member Smith seconded the motion. All present voted aye.**

**I. CALL TO ORDER**

Chairman Minster called the CDRA Board Meeting to order at 6:31 pm and moved to the first item on the agenda.

**II. CONSENT AGENDA**

- A. **Approval of March 4, 2014 CDRA Board Meeting Minutes**
- B. **Set Date for Public Hearing (June 3, 2014 at 6 pm or as soon as the agenda permits) To Receive and Consider Comments on the FY2015 CDRA Proposed Budget**

The chairman asked if there were any questions concerning the minutes, and seeing none, called for a motion to approve.

**Board Member Orr moved to approve the consent agenda, with a second from Board Member Strate. Board Members Smith, Benard, Orr and Strate all voted aye.**

**The consent agenda was approved.**


**III. DISCUSSION/ACTION ITEMS**

**A. Discussion on CDRA Housing Program**

The chairman turned the time to City Manager Dixon to lead this discussion. Mr. Dixon reminded the board they had asked the planning commission to look at the housing program and offer input. The planning commission had done so, and their comments and suggestions were in the packet. The commission had ultimately determined to use Ogden City's Housing Program as a guideline and tailor it to South Ogden's needs. City Recorder Leesa Kapetanov pointed out one thing the planning commission had liked about Ogden's plan was the fact that a licensed contractor had to be used for the work. They felt this would insure the work would be done correctly and in a timely manner. City Manager Dixon also pointed out Ogden's plan did not allow for grants, only loans. Board Member Benard said he did not recall the rehabilitation section of the plan; that section took away the focus of what the council was trying to achieve through the program. He also felt the income limitation of the property owner would exclude multi-housing units from participating in the program. City Manager Dixon said the goal of that evening's discussion was to get direction from the board so staff could come up with a final plan to be voted on. The board discussed several components of the housing plan, offering suggestions and comments. Some points brought out were that landscaping should be included, despite the planning commissions suggestion, and there should be more stringent guidelines as to what could be done with grants as compared to loans. Board Member Smith said he would like to have more time to review Ogden City's plan and compare it to what South Ogden already had. City Manager Dixon suggested staff take Ogden's plan, refer to the comments offered that night, and draft a housing plan for the board to consider. The board agreed with Mr. Dixon's proposal. Board Member Benard had one more suggestion for staff. He proposed that the upper-end cut-off for the housing program loan be eliminated, so that anyone was eligible; for the grant portion of the program, the city should have wide discretion of whether a grant should be given. A grant should be based on things like type of project and income level of applicant, especially those who can't even qualify on the low end of the income qualifications. There was no further discussion, so Board Chairman Minster called for a motion to adjourn the CDRA Board Meeting.

**At 6:52 pm, Board Member Strate moved to adjourn the CDRA Board Meeting and reconvene as the South Ogden City Council. The motion was seconded by Board Member Orr. Board Members Orr, Smith, Strate and Benard all voted aye.**

I hereby certify that the forgoing is a true, accurate and complete record of the South Ogden City Community Development and Renewal Agency Board Meeting held Tuesday, April 15, 2014.

  
Leesa Kapetanov, Board Secretary

Date approved by the CDRA Board June 3, 2014