



NOTICE AND AGENDA

SOUTH OGDEN CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY BOARD MEETING

TUESDAY, JUNE 20, 2023 – 6:00 P.M.

Notice is hereby given that the South Ogden City Community Development and Renewal Agency Board will hold a meeting on, Tuesday, June 20, 2022 beginning at 6:00 p.m. in the Council Chambers located at 3950 So. Adams Avenue, South Ogden, Utah. Any member of the board may be joining the meeting electronically.

- I. **CALL TO ORDER** – Chair Russell Porter

- II. **CONSENT AGENDA**
 - A. Approval of December 6, 2022 CDRA Minutes

- III. **PUBLIC HEARING**
To Receive and Consider Comments on the FY2024 CDRA Budget

- IV. **DISCUSSION/ACTION ITEMS**
 - A. Consideration of CDRA Resolution 23-01 – Adopting the FY2024 CDRA Budget

- V. **ADJOURN**

The undersigned, duly appointed City Recorder, does hereby certify that a copy of the above notice and agenda was posted to the State of Utah Public Notice Website, on the City's website (southogdencity.gov) and emailed to the Standard Examiner on June 16, 2023. Copies were also delivered to each member of the governing body.


Leesa Kapetanov, City Recorder

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during the meeting should notify the City Recorder at 801-622-2709 at least 48 hours in advance.



**MINUTES OF THE
SOUTH OGDEN CITY COMMUNITY DEVELOPMENT
AND RENEWAL AGENCY BOARD MEETING**

**TUESDAY, DECEMBER 6, 2022 – 6:00 P.M.
COUNCIL CHAMBERS, CITY HALL**

BOARD MEMBERS PRESENT

Chair Russell Porter, Board Members Sallee Orr, Brent Strate, Susan Stewart, Mike Howard, and Jeanette Smyth

STAFF MEMBERS PRESENT

City Manager Matt Dixon, Parks and Public Works Director Jon Andersen, Events and Communications Specialist Jamie Healy

OTHERS PRESENT

Sean Alibrando

Note: The time stamps indicated in blue correspond to the audio recording of this meeting, which can be found by clicking this link:

https://files4.1.revize.com/southogden/document_center/Sound%20Files/2022/CC221206_1908.mp3

or by requesting a copy from the office of the South Ogden City Recorder.

Motion from council meeting to enter CDRA Board Meeting:

01:09:27

Council Member Strate moved to recess City Council meeting and convene as the Community Development and Renewal Agency Board. Council Member Smyth seconded the motion. The voice vote was unanimous in favor of the motion.

I. CALL TO ORDER

- Chair Porter called the meeting to order at 7:17 pm and moved to the consent agenda

II. CONSENT AGENDA

A. Approval of June 21, 2021 CDRA Minutes

- The chair asked if any corrections needed to be made to the minutes; seeing none, he called for a motion to approve the consent agenda

01:09:54

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Board Member Smyth so moved, followed by a second from Board Member Strate. Board Members Orr, Strate, Stewart, Howard, and Smyth all voted in favor of the motion.

III. DISCUSSION/ACTION ITEMS

A. Consideration of CDRA Resolution 22-05 – Approving a Participation Agreement With Seasons on Riverdale LLC

- Staff overview 01:10:01
- Discussion/Questions by Board, staff, and Mr. Alibrando who represented Seasons on Riverdale LLC 01:20:26
- Chair Porter called for a motion to approve CDRA Resolution 22-05 02:10:57

Board Member Howard so moved. The motion was seconded by Board Member Strate. Board Member Howard added an amendment to his original motion that the number of years for the participation agreement be determined by City Manager Dixon. Board Member Strate said he needed some clarification before he could second the amendment. There was more discussion. Board Member Strate asked if he could make a friendly amendment to Board Member Howards amendment; the friendly amendment would be to add the language that City Manager Dixon could determine the number of years “up to twenty”. Board Member Howard accepted the friendly amendment. Board Member Strate seconded the amendment. The chair made a roll call vote:

Board Member Strate -	Yes
Board Member Orr -	Yes
Board Member Stewart -	No
Board Member Smyth -	Yes
Board Member Howard -	Yes

The motion stood. CDRA Resolution 22-05 was adopted

IV. ADJOURN

- The chair called for a motion to adjourn the CDRA Board Meeting 02:13:32

Board Member Orr moved to adjourn the CDRA Board meeting and reconvene as the South Ogden City Council. The motion was seconded by Board Member Strate. The vote was unanimous in favor of the motion.

The meeting ended at 8:21 pm.

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Not Approved

I hereby certify that the foregoing is a true, accurate and complete record of the South Ogden City Community Development and Renewal Agency Board Meeting held Tuesday, December 6, 2022.



Leesa Kapetanov, City Recorder, Board Secretary

Date Approved by Board

CDRA Resolution No. 23-01

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SOUTH
OGDEN CITY COMMUNITY DEVELOPMENT AND RENEWAL
AGENCY, ADOPTING THE BUDGET FOR FY 2023-2024**

WHEREAS, under UCA§17C-1-601.5, the South Ogden City Community Development and Renewal Agency has prepared an annual budget for the fiscal year of July 1, 2023 to June 30, 2024, as required by the statute; and,

WHEREAS, the required public hearing thereon was held during the scheduled Board of Directors meeting on June 20, 2023 and the proposed budget was made available for public inspection as least three (3) days before the date of the public hearing; and,

WHEREAS, UCA§17-1-605.5, as amended, requires that before the 30th day of June each year, the Board of Directors shall by resolution, adopt a budget for the ensuing fiscal year; and,

WHEREAS, after due posting of the notice on the Utah Public Notice Website and the City's website at least seven (7) days prior thereto and meeting all other required noticing, the Board of Directors held a public hearing on the budget; and,

WHEREAS, the Board of Directors, in their public hearing, received and considered adjustments to the proposed budget, said adjustments having been the proper subject of consideration at the public hearing, and later modification by the Board of Directors; and,

WHEREAS, all conditions precedent to the adoption of the final budget have been accomplished;

**NOW, THEREFORE, BE IT RESOLVED BY BY THE SOUTH OGDEN CITY
COMMUNITY DEVELOPMENT AND RENEWAL AGENCY:**

SECTION 2 - ADOPTION OF BUDGET

That the budget as set out in **Attachment "A"** and dated as of the 20th day of June, 2023, attached, and incorporated as if set out, ought to be, and the same are, adopted and enacted as the fiscal year 2023-2024 Budget for the Agency by the Board of Directors of the South Ogden City Community Development And Renewal Agency.

The foregoing Recitals are incorporated herein.

SECTION 3 - REPEALER OF CONFLICTING ENACTMENTS:

All orders and resolutions regarding the changes enacted and adopted which have heretofore been adopted by the Board, or parts, which conflict with this Resolution, are, for such conflict, repealed, except this repeal shall not be construed to revive any act, order or resolution, or part repealed.

SECTION 4 - PRIOR RESOLUTIONS:

The body and substance of all prior resolutions, with their provisions, where not otherwise in conflict with this Resolution, are reaffirmed and readopted.

SECTION 5 - SAVINGS CLAUSE:

If any provision of this Resolution shall be held or deemed or shall be invalid, inoperative or unenforceable such reason shall not render any other provision or provisions invalid, inoperative or unenforceable to any extent whatever, this Resolution being deemed the separate independent and severable act of the Board of Directors of South Ogden Board Community Development And Renewal Agency.

SECTION 6 - DATE OF EFFECT:

This Resolution shall be effective on the 1st day of July, 2023, and after publication or posting as required by law.

PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF SOUTH OGDEN COMMUNITY DEVELOPMENT AND RENEWAL AGENCY, STATE OF UTAH, on this 20th day of June, 2023.

**SOUTH OGDEN COMMUNITY
DEVELOPMENT AND RENEWAL AGENCY**

Russell Porter, Board Chair

ATTEST:

Leesa Kapetanov, Board Secretary

ATTACHMENT "A"

CDRA Resolution No. 23-01

A Resolution Of The Board Of Directors Of The South Ogden City Community
Development And Renewal Agency, Adopting The Budget For FY2023-2024

20 Jun 23

South Ogden City

FY 2024

CDRA Final

Budget Adopted

June 20, 2023

Resolution – 23 - 01

Account Number	Account Title	2021-22 Prior year Actual	2022-23 Current year Budget	2022-23 Current year Actual	2023-24 Future year Budget
Community Developmnt & Renewal					
REVENUE					
61-30-110	Tax Inc. - 36th Street	82,848	.00	.00	.00
61-30-170	Interest - 36th Street	24	.00	.00	.00
61-30-800	Appropriation of Fund Balance	.00	.00	.00	37,203
Total REVENUE:		82,872	.00	.00	37,203
Total Revenue:		82,872	.00	.00	37,203
EXPENDITURES					
61-40-700	Transfer to Housing Authority	.00	.00	.00	37,203
61-40-710	Charge for Services - G/F	4,142	.00	.00	.00
61-40-820	Loan Interest Expense	149	.00	.00	.00
Total EXPENDITURES:		4,291	.00	.00	37,203
Total Expenditure:		4,291	.00	.00	37,203
Community Developmnt & Renewal Revenue Total:		82,872	.00	.00	37,203
Community Developmnt & Renewal Expenditure Total:		4,291	.00	.00	37,203
Net Total Community Developmnt & Renewal:		78,581	.00	.00	.00

Account Number	Account Title	2021-22 Prior year Actual	2022-23 Current year Budget	2022-23 Current year Actual	2023-24 Future year Budget
CRA - Young Mazda Project Area					
REVENUE					
66-30-100	Tax Increment	25,047	32,500	20,806	32,500
66-30-101	Interest	6	10	52	10
66-30-125	Sales Tax Revenue	20,868	21,200	22,095	21,200
Total REVENUE:		45,921	53,710	42,952	53,710
Total Revenue:		45,921	53,710	42,952	53,710
EXPENDITURES					
66-40-100	Professional & Technical	.00	30,885	.00	30,885
66-40-550	Tax Increment Incentives	20,868	21,200	19,417	21,200
66-40-600	Charge for Services - G/F	1,252	1,625	1,355	1,625
Total EXPENDITURES:		22,120	53,710	20,772	53,710
Total Expenditure:		22,120	53,710	20,772	53,710
CRA - Young Mazda Project Area Revenue Total:		45,921	53,710	42,952	53,710
CRA - Young Mazda Project Area Expenditure Total:		22,120	53,710	20,772	53,710
Net Total CRA - Young Mazda Project Area:		23,801	.00	22,180	.00

Account Number	Account Title	2021-22 Prior year Actual	2022-23 Current year Budget	2022-23 Current year Actual	2023-24 Future year Budget
CDRA - NW Project Area					
Revenue					
67-30-200	Sales Tax Revenue	36,963	.00	.00	.00
67-30-800	Appropriation of Fund Balance	.00	.00	.00	56,737
Total Revenue:		36,963	.00	.00	56,737
Total Revenue:		36,963	.00	.00	56,737
Expenditures					
67-40-400	Professional & Technical	1,480	.00	.00	.00
67-40-480	Sales Tax Incentives	36,963	.00	.00	.00
67-40-700	Transfer to Housing Authority	.00	.00	.00	56,737
Total Expenditures:		38,443	.00	.00	56,737
Total Expenditure:		38,443	.00	.00	56,737
CDRA - NW Project Area Revenue Total:		36,963	.00	.00	56,737
CDRA - NW Project Area Expenditure Total:		38,443	.00	.00	56,737
Net Total CDRA - NW Project Area:		1,480-	.00	.00	.00

Account Number	Account Title	2021-22 Prior year Actual	2022-23 Current year Budget	2022-23 Current year Actual	2023-24 Future year Budget
City Center CRA Project					
Revenue					
68-30-100	Tax Increment	6,301	42,100	311,452	415,000
68-30-300	Interest Income	9,065	6,700	653	1,100
68-30-500	Sale of Property	500,000	.00	.00	.00
68-30-890	Approp of Fund Balance	.00	.00	.00	90,000
Total Revenue:		515,365	48,800	312,105	506,100
Total Revenue:		515,365	48,800	312,105	506,100
Expenditures					
68-40-400	Professional & Technical	11,481	36,170	4,217	35,000
68-40-450	Transfer to Hinckley Housing	630	10,525	.00	41,500
68-40-475	Interest Expense	8,343	.00	.00	.00
68-40-500	Charge for Services - G/F	221	2,105	1,755	20,750
68-40-510	Transfer to Enterprise Funds	401,458	.00	.00	401,460
68-40-600	New CDRA Projects	.00	.00	.00	7,390
Total Expenditures:		422,132	48,800	5,972	506,100
Total Expenditure:		422,132	48,800	5,972	506,100
City Center CRA Project Revenue Total:		515,365	48,800	312,105	506,100
City Center CRA Project Expenditure Total:		422,132	48,800	5,972	506,100
Net Total City Center CRA Project:		93,233	.00	306,133	.00

Account Number	Account Title	2021-22 Prior year Actual	2022-23 Current year Budget	2022-23 Current year Actual	2023-24 Future year Budget
CDRA Housing Authority Fund					
REVENUE					
85-30-400	Transfer in from City Cntr CRA	630	10,525	.00	41,500
85-30-410	Transfer in from NW Proj. CDRA	.00	.00	.00	56,737
85-30-420	Transfer in from 36th St Proj	.00	.00	.00	37,203
Total REVENUE:		630	10,525	.00	135,440
Total Revenue:		630	10,525	.00	135,440
EXPENDITURES					
85-40-100	Housing Expenditures	.00	10,525	.00	135,440
Total EXPENDITURES:		.00	10,525	.00	135,440
Total Expenditure:		.00	10,525	.00	135,440
CDRA Housing Authority Fund Revenue Total:		630	10,525	.00	135,440
CDRA Housing Authority Fund Expenditure Total:		.00	10,525	.00	135,440
Net Total CDRA Housing Authority Fund:		630	.00	.00	.00
Net Grand Totals:		194,766	.00	328,313	.00