



\*W2962622\*

ORDINANCE NO. 2019-5

**AN ORDINANCE OF OGDEN CITY, UTAH, ADOPTING THE CONTINENTAL REINVESTMENT PROJECT AREA PLAN DATED JANUARY 22, 2019.**

EH 2962622 PG 1 OF 63  
LEANN H KILTS, WEBER COUNTY RECORDER  
24-JAN-19 414 PM FEE \$1.00 DEP DC  
REC FOR: OGDEN CITY

**The Ogden City Council hereby ordains:**

**SECTION 1 Adoption of Project Area Plan.** The Ogden City Redevelopment Agency (the “Agency”) approved the Project Area Plan dated January 22, 2019 and entitled the “Continental Community Reinvestment Project Area Plan” (the “Project Area Plan” or the “Plan”). The City, after review of the Agency’s approval, hereby adopts by Ordinance the Project Area Plan pursuant to Section 17C-5-109 of the Limited Purpose Local Government Entities – Community Reinvestment Agency Act (“the Act”) as the *Official Project Area Plan of the Continental Reinvestment Project Area.*

**SECTION 2 Project Area Boundaries.** The legal description of the boundaries of the Project Area covered by the Project Area Plan is as follows:

All of Blocks 9 and 11 and part of Blocks 10, 18, 19 and 20, all part of Plat “A”, all part of the Ogden City Survey; more particular described as: Beginning at the Southeast Corner of Block 18, Plat “A” and running South 01°18’24” West 763.80 feet more or less to the southeast corner of Block 11, of said plat, thence North 88°41’26” West 885.46 feet more or less to a point that is South 88°41’26” East 10.45 feet from the southeast corner of Lot 2, Block 10, of said plat, thence North 01°18’45” East 70.00 feet, thence North 88°41’06” West 2.00 feet, thence North 01°18’45” East 70.00 feet, thence South 88°41’15” East 5.00 feet, thence North 01°18’45” East 58.70 feet, thence North 88°41’06” West 103.80 feet, thence North 01°18’45” East 466.15 feet to the north line of Block 10, of said plat, thence North 88°42’24” West 244.06 feet along north line of Block 10, of said plat, thence South 01°18’19” West 173.25 feet, thence North 88°42’24” West 199.52 feet to the west line of Block 10, of said plat, thence South 01°18’19” West 491.43 feet to the Southwest corner of Block 10, of said plat, thence North 88°41’31” West 764.93 feet to the southwest corner of Block 9, of said plat, thence North 01°18’04” East 1270.22 feet along the west line of blocks 9 and 20, of said plat, thence South 88°41’29” East 242.72 feet, thence South 01°19’01” West 104.46 feet, thence South 88°41’29” East 64.79 feet, thence North 01°18’31” East 81.06 feet, thence South 88°41’29” East 69.47 feet, thence North 57°55’28” East 27.62 feet, thence South 88°40’57” East 150.42 feet, thence North 01°20’19” East 46.39 feet, thence South 88°40’57” East 116.00 feet to the east line of Block 20, of said plat, thence South 80°38’34” East 99.97 feet to the southwest corner of Lot 6, Block 19, of said plat, thence South 88°41’22” East 333.40 feet along the south line and to the southeast corner of Lot 6, Block 19, of said plat, thence South 01°19’15” East 263.04 feet, thence South 88°41’53” East 333.53 feet to the west line of Block 19, of said plat, thence North 01°17’29” East 62.00 feet along the west line of Block 19, of said plat, thence South 88°40’53” East 354.33 feet, thence South 01°19’07” West 18.19 feet, thence South 88°40’53” East 109.51 feet, thence North 01°18’24” East 80.50 feet, thence South 88°40’53” East 118.35 feet, thence South 01°18’24” West 257.77 feet, thence South

88°40'53" East 39.44 feet, thence South 01°18'24" West 134.03 feet to the south line of Block 18, of said plat, thence South 88°40'53" East 140.88 feet along said south line of Block 18, of said plat, to the point of beginning.

The Project Area contains approximately 52 acres of private and public real property.

**SECTION 3 Purposes of Project Area Plan.** The purposes and intent of the Ogden City Council with respect to the Project Area are to accomplish the following purposes by adoption of the Project Area Plan:

1. Promote and market the Project Area for development that will enhance the economic health of the community through increase of the City's commercial tax base;
2. Encourage development and expanded economic activity;
3. Promote functional utilities and other infrastructure to provide for expanded residential and business activity;
4. Promote attractive and functional buildings, streetscapes, parking areas and landscaping;
5. Coordinate and promote improvement of the transportation system within the Project Area, including road improvements, access management and pedestrian/bicycle amenities; and
6. Provide for the use of tax increment by the Agency in accordance with the provisions of the Act.

**SECTION 4 Project Area Plan Incorporated by Reference.** The Project Area Plan, together with supporting documents, is incorporated herein by this reference and made a part of this Ordinance. Copies of the Project Area Plan shall be filed and maintained in the office of the City Recorder and the Agency for public inspection.

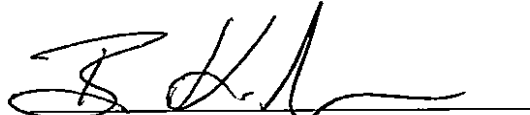
**SECTION 5 Acquisition of Property.** The use of eminent domain for the purposes of acquiring real property is not provided for in the Project Area Plan. The Agency may acquire property in the Project Area by negotiation, gift, devise, exchange, purchase, or other lawful methods. The Agency is authorized to acquire any other interest in real property in the Project Area, including less than fee title interests, such as leasehold interests, easements, and rights of way, by and through negotiation, gift, devise, exchange, purchase or other lawful methods.

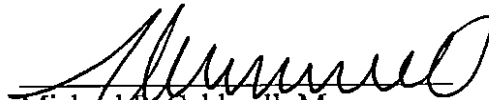
**SECTION 6 Tax Increment Financing.** This Ordinance hereby specifically incorporates all of the provisions of the Act, including all future provisions that grant additional powers and authorizations to the Agency, as the Act is amended from time to time after the date hereof, that authorize or permit the Agency to receive tax increment from the Project Area and that authorize various uses of such tax increment by the Agency. It is the intent of this Ordinance that the Agency shall have the broadest authorization and permission for receipt of and use of tax increment as is authorized by law, whether by existing or amended provisions of law.

**SECTION 7 Effective Date.** This Ordinance shall take effect immediately upon publication and recording.

**PASSED, ADOPTED AND ORDERED PUBLISHED** by the Ogden City Council this 22<sup>ND</sup> day of January, 2019



  
Ben Nadolski, Chair

  
Michael P. Caldwell, Mayor

**ATTEST:**

  
CITY RECORDER

PUBLICATION DATE: 1/27/19  
EFFECTIVE DATE: 1/27/19  
APPROVED AS TO FORM: MJ 12/13/18  
Legal Date

# CONTINENTAL COMMUNITY REINVESTMENT AREA

Area Plan  
2019

*Ogden*  
UTAH  
Redevelopment  
Agency

## TABLE OF CONTENTS

<u>Intro</u>	Continental Community Reinvestment Project Area ("Continental CRA or Project Area")
<u>Section 1</u>	Definitions
<u>Section 2</u>	Preconditions for Designating a Community Reinvestment Area
<u>Section 3</u>	Legal Description of Continental CRA
<u>Section 4</u>	Project Area Characteristics and How They Will Be Affected by Community Reinvestment
	A. Land Uses in the Project Area
	B. Layout of Principal Streets in the Project Area
	C. Population Densities in the Project Area
	D. Building Intensities in the Project Area
<u>Section 5</u>	Standards to Guide the Continental CRA
	A. Development Objectives
	B. Design Objectives
	C. Specific Design Objectives
<u>Section 6</u>	How the Purposes of the State Law Would Be Attained by Community Reinvestment
	A. Techniques to Achieve Continental CRA Plan Objectives
<u>Section 7</u>	How the Plan Is Consistent with the City's General Plan
	A. General Plan
	B. Zoning Ordinances

Section 8 Description of the Specific Projects That are the Object of the Proposed Community Reinvestment

Section 9 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

Section 10 Reasons for the Selection of the Continental CRA

Section 11 Description of the Physical, Social, and Economic Conditions Existing in the Continental CRA

A. Physical Conditions

B. Social Conditions

C. Economic Conditions

Section 12 Description of any Financial Assistance Offered to Private Entities for Facilities Located in the Continental CRA

Section 13 Analysis of the Anticipated Public Benefit to Be Derived from the Community Reinvestment

Section 14 Other Matters

APPENDIX A Map of Continental Community Reinvestment Project Area

APPENDIX B Land Use Map - Continental Community Reinvestment Project Area

APPENDIX C Weber County Tax Serial Numbers

APPENDIX D Economic Benefit Analysis

APPENDIX E Project Area Budget

## INTRODUCTION

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

The Continental Community Reinvestment Project Area ("**Continental 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 generally bounded east and west by Washington Boulevard and Wall Avenue and north and south by the back side of the buildings on the south side of 25<sup>th</sup> Street and 27<sup>th</sup> Street in Ogden City, as shown on Appendix A – Continental Community Reinvestment Project Area Map, attached hereto. The Continental CRA consists of approximately 52 acres and includes a number of historic buildings, as well as commercial, retail, and residential uses (see Appendix B - Land Use Map).

This Continental CRA Project Area Plan promotes a vision for a downtown mixed-use neighborhood that creates and sustains a desirable quality of life and incorporates land uses, urban design, and development strategies that are in accordance with best practices and Ogden City's General Plan. Potential area investment will be accomplished utilizing multiple tools and through partnerships among landowners, developers, investors, business leaders, neighborhood groups, and local, state and federal government leaders.

## 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 "**Continental 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 Continental 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 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 real 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 2018.

**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 CONTINENTAL CRA**  
*[17C-5-105(a)]*

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

All of Blocks 9 and 11 and part of Blocks 10, 18, 19 and 20, all part of Plat "A", all part of the Ogden City Survey; more particular described as: Beginning at the Southeast Corner of Block 18, Plat "A" and running South 01°18'24" West 763.80 feet more or less to the southeast corner of Block 11, of said plat, thence North 88°41'26" West 885.46 feet more or less to a point that is South 88°41'26" East 10.45 feet from the southeast corner of Lot 2, Block 10, of said plat, thence North 01°18'45" East 70.00 feet, thence North 88°41'06" West 2.00 feet, thence North 01°18'45" East 70.00 feet, thence South 88°41'15" East 5.00 feet, thence North 01°18'45" East 58.70 feet, thence North 88°41'06" West 103.80 feet, thence North 01°18'45" East 466.15 feet to the north line of Block 10, of said plat, thence North 88°42'24" West 244.06 feet along north line of Block 10, of said plat, thence South 01°18'19" West 173.25 feet, thence North 88°42'24" West 199.52 feet to the west line of Block 10, of said plat, thence South 01°18'19" West 491.43 feet to the Southwest corner of Block 10, of said plat, thence North 88°41'31" West 764.93 feet to the southwest corner of Block 9, of said plat, thence North 01°18'04" East 1270.22 feet along the west line of blocks 9 and 20, of said plat, thence South 88°41'29" East 242.72 feet, thence South 01°19'01" West 104.46 feet, thence South 88°41'29" East 64.79 feet, thence North 01°18'31" East 81.06 feet, thence South 88°41'29" East 69.47 feet, thence North 57°55'28" East 27.62 feet, thence South 88°40'57" East 150.42 feet, thence North 01°20'19" East 46.39 feet, thence South 88°40'57" East 116.00 feet to the east line of Block 20, of said plat, thence South 80°38'34" East 99.97 feet to the southwest corner of Lot 6, Block 19, of said plat, thence South 88°41'22" East 333.40 feet along the south line and to the southeast corner of Lot 6, Block 19, of said plat, thence South 01°19'15" East 263.04 feet, thence South 88°41'53" East 333.53 feet to the west line of Block 19, of said plat, thence North 01°17'29" East 62.00 feet along the west line of Block 19, of said plat, thence South 88°40'53" East 354.33 feet, thence South 01°19'07" West 18.19 feet, thence South 88°40'53" East 109.51 feet, thence North 01°18'24" East 80.50 feet, thence South 88°40'53" East 118.35 feet, thence South 01°18'24" West 257.77 feet, thence South 88°40'53" East 39.44 feet, thence South 01°18'24" West 134.03 feet to the south line of Block 18, of said plat, thence South 88°40'53" East 140.88 feet along said south line of Block 18, of said plat, to the point of beginning.

The Project Area consists of 127 parcels (see Appendix C – Tax Serial Numbers).

The Project Area contains approximately 52 acres of private and public real property.

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

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

Land Uses in the Project Area

Permitted Project Area Development in the Continental 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 Central Business District (CBD) Community Plan. The existing zones within the Project Area include **CBD** and **CBDI**. The existing uses within the Project Area include government, retail, office, commercial, single family and multi-family dwellings. 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 the restoration/revitalization of historic buildings, strengthen Ogden's employment and tax bases, create or sustain desirable and attainable attached single-family and multi-family dwelling units, and support more efficient and accessible parking for the Area and the adjacent downtown.

Private investment will play a vital role in determining when and how development will occur. The Agency believes that the owners of real property located within the Project Area would be willing to participate in a City program or take other action which will result in desirable investment and Project Area Development. These actions include, but are not limited to, the removal of substandard and/or vacant buildings and structures, the relocation of businesses, and the sale of land, buildings and/or residences, thereby facilitating construction of new buildings and improvements on certain land within the Project Area. Through the process of owner participation, owners of real property located within the Project Area may enter into one or more agreements with the Agency to achieve any number of these and other objectives.

### Layout of Principal Streets in the Project Area

The layout of the principal streets in the Continental CRA is shown on the Project Area map attached as Appendix A. The principal access through the Project Area is 26<sup>th</sup> Street running east to west, with north and south bisects at Lincoln Avenue and Grant Avenue. As part of Project Area Development, it is expected that functional and cosmetic improvements would be made to the principal street of 26<sup>th</sup> Street. These types of improvements may include, but are not limited to, curb/gutter replacement, re-profiling/re-paving of asphalt, sidewalk replacement or improvement, driveway replacement, utility upgrades, and landscape enhancements. Those secondary streets located within the interior of the Project Area, namely Lincoln and Grant Avenues, may be improved, extended, reconstructed, or otherwise enhanced in order to facilitate Project Area Development, including, but not limited to, Grant Promenade enhancements similar to those that have taken place on Grant Avenue to the north. Transportation management policies may be implemented throughout the area to enhance flow, mobility, safety, and traffic capacity. Possible north-south or east-west mid-block streets may be constructed to bisect the larger 10-acre block structure for enhanced place making.

### Population Densities in the Project Area

As of 2016, the existing residential population of the Project Area was approximately 278 (*2016 ACS Population Summary, ESRI*). The Project Area is made up of approximately 72% commercial properties, 10% residential properties, 5% vacant land, and 14% exempt or public/common property, not including public roads. Of the residential parcels within the Project Area, 7% contain single-family dwellings and 3% contain multi-family dwellings.

(a) Additional residential units are expected to be constructed within the Project Area, increasing the residential density of and thereby strengthening the neighborhood and supporting the downtown and Historic 25<sup>th</sup> Street. Potential development of attached single-family dwelling units, multi-family dwelling units, and mixed-use units would be appropriate and desirable. Such development could occur on existing vacant parcels of land as well as infill parcels. Certain existing homes in this area are anticipated to be renovated to preserve their historic character. All new residential dwellings would be required to be constructed in a manner that contributed to the historic character of the adjacent block(s).

(b) It is desired that the Project Area will transition from an underutilized and declining area to a vibrant and fully utilized area of Ogden. This change will maintain and increase the general daytime population.

## 2. Daytime Business Population

It is expected that the business daytime population will grow as retail, commercial and office use along the principal street intensifies. It is also expected that additional employment opportunities will occur in the Project Area as existing businesses expand and new businesses relocate to the Area. As a result, private and public (on-street) parking demand and availability will need to be addressed.

### Building Intensities in the Project Area

The Project Area is mostly developed under an urban context; that is, conforming to a higher intensity pattern, although not to the maximum potential available. It is expected that the building intensity within the Project Area will be increased as commercial buildings are developed closer to one another to create an attractive street frontage with minimal gaps, shared structured parking areas replace segregated surface lots, additional multi-family structures are constructed on vacant ground or in the place of smaller existing structures, and through the renovation/restoration of historic buildings or reuse of underutilized and obsolete properties.

Key projects identified for potential development include, but are not limited to:

- Redevelopment of the old Hostess Factory
- Construction of new attached single-family and multi-family homes at the existing Union Square Project
- Consolidation and addition of new, structured parking
- Redevelopment of portions of the Civic Block
- Addition of new multi-family and attached single-family homes



Section 5      **STANDARDS TO GUIDE THE CONTINENTAL CRA**  
*[17C-5-105(c)]*

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. Removal of structurally substandard buildings or improvements to permit the return of land to its highest and best economic use. Provide for the correction of vacant buildings.
2. Removal of impediments to land disposition and development through assembly of land into reasonably sized and shaped parcels served by improved public utilities and infrastructure improvements. Provide for the correction of vacant land.
3. Rehabilitation and/or addition of commercial and multi-family structures; and rehabilitation of single family homes if the historic quality can be retained or restored.
4. The elimination of environmental deficiencies, including: irregular lot subdivision, inadequate drainage, weeds and excessive secluding vegetation, underutilized land, and soil contamination mitigation, if present.
5. Achievement of an environment which reflects appropriate architectural, landscape, and urban design principles consistent with the CBD and CBDI zoning guidelines as well as the contributing character of historically significant homes and other buildings within the Area. This type of environment should be developed through encouragement, guidance, appropriate enforcement and controls, ordinances, and professional assistance to owner participants and developers.
6. Promotion and marketing of the Project Area for development or investment that would be complimentary to existing businesses and residential areas or would enhance the economic base of the neighborhood through diversification.

7. Upgrade or replacement of utilities, streets, curbs, sidewalks, parking areas, landscaping, and lighting to give the area a refined look consistent with the objectives of the applicable zoning and in a manner that attracts business and residential activity.
8. Provide for the strengthening of the tax base and economic health of the entire community.
9. Provide improved public streets, road access, associated utilities, and pedestrian/bicycle access to the Area to facilitate better traffic circulation and reduce traffic hazards. Provide improved pedestrian circulation systems that create landscaped walkways through the inner block to provide attractive and safe pedestrian connections. The Agency shall work with the City to recommend ways to improve traffic and pedestrian circulation within and abutting the Project Area.
10. Provide for compatible relationships among land uses and quality standards for development, such that the area functions as a unified and viable center of social and economic activity for the City.
11. Coordinate and improve the public transportation system, including bus stops and other public transit services.
12. Eliminate the influences and factors that lead to the poor design, installation, and/or management of the façade zone area of residential properties. This area is defined as the area between the front door and the back of curb and includes elements such as landscaping, paved surfaces, porches, lighting, siding, and utilities.
13. Recognize, promote and support the retention, restoration and appropriate reuse of existing buildings, groupings of buildings, and other physical features of those having significant historic and/or architectural value and ensure that new development is sensitive to these features.
14. Promote and encourage the practice and expansion of sustainable initiatives including, but not limited to, energy efficiency, LEED Certification, renewable energy projects, charging stations, ride-sharing programs, water conservation, recycling, historic reuse, and Low-Impact-Development (LID).

### General Design Objectives

Subject to the Development Objectives and other provisions of this Plan, owners and developers 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 an owner or developer must include a site plan, development data and other appropriate material that clearly describes the extent of the proposed development, including land coverage, setbacks, heights, massing, architectural design and key elements, off-street parking, and any other data determined to be necessary or requested by the City, Planning Commission, 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 Continental CRA will:

1. Provide an attractive urban environment with visual impact by using high-end materials such as stone, brick, glass, metal, and concrete;
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 - use structured parking as the preferred method;
5. Provide safe, effective, and attractive multi-modal transportation features that cater to pedestrians, bicyclists, motorists, ride-sharing, and public transportation; and
6. Encourage development of one or more focal points that would serve as gathering places or transitional spaces within the Project Area.

#### Specific Design Objectives

The specific design objectives incorporated below guide the City, developers, and owners to create designs and developments through new construction of buildings that are reflective of the urban downtown Ogden context desired in the redevelopment of this area:

##### 1. Building Design Objectives:

- a. All new commercial or mixed use buildings shall be designed to incorporate into the building a clearly discernable and visible base, body and cap. A base should occupy the lowest portion of the building elevation and be 20% of the average wall height on the street frontage portion of the building. The base materials on the street frontage should be architectural stone, concrete or brick. The body should be the middle portion of building and be about 70% of the height of the building. The material used on the ground floor level which may be part of the base is limited to solid materials such as brick, architectural stone, precast concrete, and architectural metal. The cap should occupy the top portion of the elevations of the building and contains the remaining 10% of the building height. Caps should contain features such as cornices, parapets or eaves.
- b. The ground level of the commercial or mixed use buildings shall have a minimum of 50% of the street facing ground level in transparent glazing. There shall be distinct storefront units of a width of 24 to 50 feet along the street frontage to create pedestrian scale interests in the store front and prevent long horizontal building lengths that do not have visual and surface relief to the wall plane.

- c. Attached single family or a multi-unit residential building shall have a minimum of 30% clear glazing on the street facing ground level of the building. The ground level solid wall material of the building exterior facing a street shall be made of brick, stone or concrete. The building exterior shall have distinct building elevation unit modules between 20 and 40 feet in horizontal dimension that should run the height of the building. The building design shall have architectural features in the design of one of the many architectural design styles found in Ogden in order to create interest in the design.
- d. Buildings in the project area should be placed between 0 and 10 feet from the front property line. Variations in that setback range are encouraged as one way to create interest along the street frontage. Buildings on a corner shall be a minimum of three stories in height. Buildings not on the corner need to be at least two stories in height and 25 feet in height.

## 2. Open Space, Pedestrian Walks, and Interior Drive Design Objectives:

- a. Site design should take into account CPTED (Crime Prevention through Environmental Design) principles in order that all buildings and developments provide a safe and secure environment for employees, residents, and visitors.
- b. 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.
- c. Appropriate pedestrian or human spaces to be used for casual occupancy, gathering, and interaction should be provided.
- d. 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.
- e. 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 take into account desirable views of new and existing development in the area and surrounding community and the area topography and views.

- f. 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.
- g. Provide a signage program that incorporates design consistency with the main structures.
- h. 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, except for single family attached units, shall be designed with the ability to share stalls or access with other uses and not be a sole use facility for one building.
- b. Parking shall be located behind or inside the main buildings and not visible from the public street on the ground level. Corner lots may have parking visible from a secondary or minor street if the site design and circulation patterns provide no other options for locating parking.
- c. Parking structures need to be located behind the commercial or residential buildings and not front the street. Site dimensions may require some street exposure of the parking structure. In those situations, the structure design shall utilize the same materials and building design concepts for a retail or mixed use building. The ground level portion of the parking structure facing the street shall be designed for use as retail, office or housing.
- d. 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.
- e. Street lighting needs to be designed and installed that will provide adequate pedestrian and street lighting but is directionally controlled so there is no up lighting or direct lighting into residential units on upper floors of adjacent buildings. LED lighting is the acceptable lighting source. Light

poles need to be approved by Ogden City as part of the project development.

5. 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 for which they are developed 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(d)]*

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 residential, 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 Continental 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.
- Providing for the development of vacant land within the Project Area, as well as the development of existing structures.
- Providing for the restoration of historic structures.
- 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 private owner(s), to encourage and accomplish appropriate development within the Continental CRA by methods described in this Plan. This includes the restoration/renovation of historical buildings, enhancement to existing buildings, the possible construction of new buildings, facilities and infrastructure, the diversification and stabilization of the housing stock, 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 insure 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 in order 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. HELP – Home Exterior Loan Program

The HELP program is managed by Ogden City and gives home repair loans to homeowners to preserve and enhance existing homes in Ogden's vintage neighborhoods. Loans may fund the following exterior improvements and some interior code upgrades, including roofing, driveways, windows and doors, porch repair, fencing, sprinklers and landscaping, painting, electrical, furnace and a/c, water heater, plumbing, and sewer.

b. Emergency Home Repair Program

The Emergency Home Repair Program is managed by Ogden City and gives loans to homeowners to make repairs to their home that would correct an unexpected emergency situation threatening the structure and/or the life and health of the household. A maximum of \$5,000 is available for each loan. To qualify, participants must have owned their home for at least two years and meet household income requirements.

c. Own in Ogden

Own in Ogden is a loan program to assist home buyers with the down payment or closing costs of purchasing a home. This program provides \$3,000 or \$5,000 (based on location) in down payment assistance to target areas within Ogden City. Loans can be used for down payment, closing costs, or principal reduction toward the first mortgage loan balance.

d. Home Sweet Ogden

Managed and implemented by the City, the types of properties available under this program include Asset Control Area homes (HUD repossessions that are acquired by Ogden City and remodeled. These homes conform to the applicable building codes as adopted by Ogden City and the state of Utah), Rehabilitations (homes purchased and remodeled by Ogden City), new "Historic" homes (new homes built in Ogden's older neighborhoods and built consistent with historic styles in the area), and general new construction on infill sites. All properties under the Home Sweet Ogden Program are sold to owner occupants.

e. 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.

f. 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. Examples of these sources may include, but are not limited to, New Market Tax Credits, Historic Tax Credits, parks and open space grants, CPACE funding, Opportunity Zone Funding, and grants from the Economic Development Administration.

g. 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%

h. 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 private owners and 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(e)]*

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 Continental 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
- **4.11-4:** Support historic preservation appreciation efforts as a means of recognizing activities to improve older developed areas throughout the City, educating people about the economic and social values of preservation and fostering pride in Ogden's heritage
- **4.19-10:** Encourage the development of a strong local arts community
- **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
- **7.5-2:** Improve the quality of housing stock through better maintenance, upkeep, rehabilitation and in extreme cases, demolition and new construction
- **7.8-4:** Facilitate residential in-fill, redevelopment and rehabilitation – in some cases at higher densities
- **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
- **8.4-1:** Encourage the creation of the identified Urban Mixed-Use Districts
- **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 **CBD** and **CBDI**. The City General Plan envisions that the Project Area will continue to be 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(g)]*

The Agency proposes a Community Reinvestment Project Area be created for the purpose of supporting the renovation and refurbishment of historic buildings, strengthening Ogden's employment and tax bases, enhancing quality of life, and facilitating the construction of additional residential units and/or the renovation of existing residential units. The Project Area is considered an important downtown neighborhood that is specifically supportive of Historic 25<sup>th</sup> Street. In past decades, the Project Area has struggled to advance beyond certain impediments to growth and vitality and therefore presents some of the greatest opportunity for investment. It is believed that, with the assistance of the Redevelopment Agency, this area of the City can begin to become a significant contributor to the economic well-being of the community. It is reasonable to expect that this activity would likely not occur in such a manner by relying purely on market forces.

Key projects under consideration include, but are not limited to:

- Redevelopment of the old Hostess Factory
- Construction of new attached single-family and multi-family homes at the existing Union Square Project
- Consolidation and addition of new, structured parking
- Redevelopment of portions of the Civic Block
- Addition of new multi-family and attached single-family homes

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

Selection of Private Developers

The Agency desires owners of real property in the Continental CRA to undertake development of their property and contemplates that owners will take advantage of the opportunity to develop their property or sell their property to developers for the development of facilities within the Project Area. In the event that owners do not wish to participate in the CRA in compliance with the Plan, or in a manner acceptable to the Agency, or are unable or unwilling to appropriately participate, the Agency may, consistent with the Act, encourage other owners to acquire property within the Project Area, or to select non-owner developers by private negotiation, public advertisement, bidding or the solicitation of written proposals, or a combination of one or more of the above methods.

The Agency anticipates that Project Area Development activities will take place incrementally over a number of years. The Agency will participate with developer, property owners, and others as necessary and as opportunities arise.

Identification of Developers Who Are Currently Involved in the Proposed  
Development

The Agency, consistent with the Act, will work with capable and qualified developers to ensure that all aspects of the Plan are implemented. The following development entities have come forward with proposed development plans within the Project Area:

- JF Capital, LLC
- Lotus Development, LLC

Qualified Owners

The Agency may enter into participation agreements with qualified owners within the Project Area to participate in Project Area Development. Whether or not the Agency enters into such agreements will depend, in part, upon the interest and ability of the owners to undertake a project in compliance with this Plan and other plans, as applicable.

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

The Continental 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 encourage needed mixed-use and residential developments that will have a strong, positive impact on the downtown and to Historic 25<sup>th</sup> Street. The Continental 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 Continental CRA needs assistance if the area is to be further developed; (3) a general recognition that this portion of the City needs investment of private capital to improve parking and to construct improvements to attract additional business or provide infrastructure improvements; (4) determination by the City that further development of this area is important to the overall health, vitality, and stability of the City; (5) goals of the City and community to strengthen residential/commercial development and employment; and (6) the opportunity to commence a public/private partnership to improve and further develop this area of the City.

Specific boundaries of the Continental CRA were conceived after receiving resident input from two public open houses, interviews with a number of private businesses in the Area, and discussion with various other stakeholders. 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 and improvement of real property within and adjacent to the Project Area.

## Section 11 DESCRIPTION OF THE PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS EXISTING IN THE CONTINENTAL CRA

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

### Physical Conditions

The Continental CRA consists of approximately 52 acres including public streets (see Appendix A and Appendix B). It is an urban context, acting as an important downtown neighborhood and a feeder to Historic 25<sup>th</sup> Street. The Project Area boundary is irregular in shape, running east and west along 26<sup>th</sup> Street. The topography is generally flat from north to south, with no significant grade change as you move within the Area. Structures are generally older, with low development intensity. The principal streets is wide, typically having 55 to 65 foot right-of-way. Secondary streets are above average in width.

### Social Conditions

No unusual social conditions were found to exist.

### Economic Conditions

Although the area has generally seen economic underperformance, it presents some of the greatest opportunity for redevelopment. Through adoption and funding of this Plan, the Agency hopes to bring about more efficient land use; strengthen the residential housing stock, and provide opportunities for additional businesses, all of which will contribute to the tax base. The Agency believes that without the adoption of this Plan and the funding support from taxing entities for this Plan, there is less likelihood that these goals and objectives would be accomplished. Consequently, the establishment of this Community Reinvestment Area and its associated implementation measures are critical to the smart growth of the City.

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

The Agency intends to use real 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 has or intends to negotiate and execute an 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 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 property tax revenue growth to incentivize new development and install and improve infrastructure within the Project Area. This Plan does not allow for the receipt by the Agency of tax increment from growth in personal property values within the Project Area.

Pursuant to the interlocal agreements with Weber County, Ogden City, and the Ogden School District, the timeframe allotted by this Plan for the collection of incremental real property tax revenue growth by the Agency from the respective taxing entities shall be 22 tax years (2019 to 2041).

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

**Section 13 ANALYSIS OF THE ANTICIPATED PUBLIC BENEFIT TO BE DERIVED FROM THE COMMUNITY DEVELOPMENT**  
*[17C-5-105(f)]*

In accordance with the Act, the Agency has prepared an analysis of the expected public benefits to be derived from the creation of the Project Area (attached hereto as Appendix D – Benefit Analysis). It is anticipated that a significant public benefit will be derived from the proposed development within the Continental CRA. Below is a summary 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 \$162 million over the next 22 years in the Project Area. This is a substantial increase from today’s taxable value of \$19,458,665.

It is intended that construction on certain projects identified within the Area begin as early as in 2019, with tax increment commencing in 2020 or 2021. 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:

<u>Taxing Entity</u>	<u>Base Year Collection</u>	<u>End-of-Area Collection</u>
Ogden City School Dist.	\$ 170,342	\$ 1,059,310
Weber County	\$ 60,653	\$ 372,802
Ogden City	\$ 60,380	\$ 408,885

Business and Economic Activity Likely to be Stimulated

The economic activities associated with the development of the Project Area could take any one or more of the following forms: Businesses and professional offices currently located in the area surrounding the Project Area will likely benefit from exposure to new customers and clients traveling to and within the vicinity of the Project Area. This influx of new customers and clients will have the positive effect of encouraging businesses and professionals to remain in and around the community. Existing businesses and professionals may even be inclined to expand their facilities to take advantage of the new demographic resulting from the development of the Project Area. Businesses and professionals seeking to locate new facilities will likewise be drawn to the vicinity of the Project Area for similar reasons. 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, with significant support of Historic 25<sup>th</sup> Street.

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

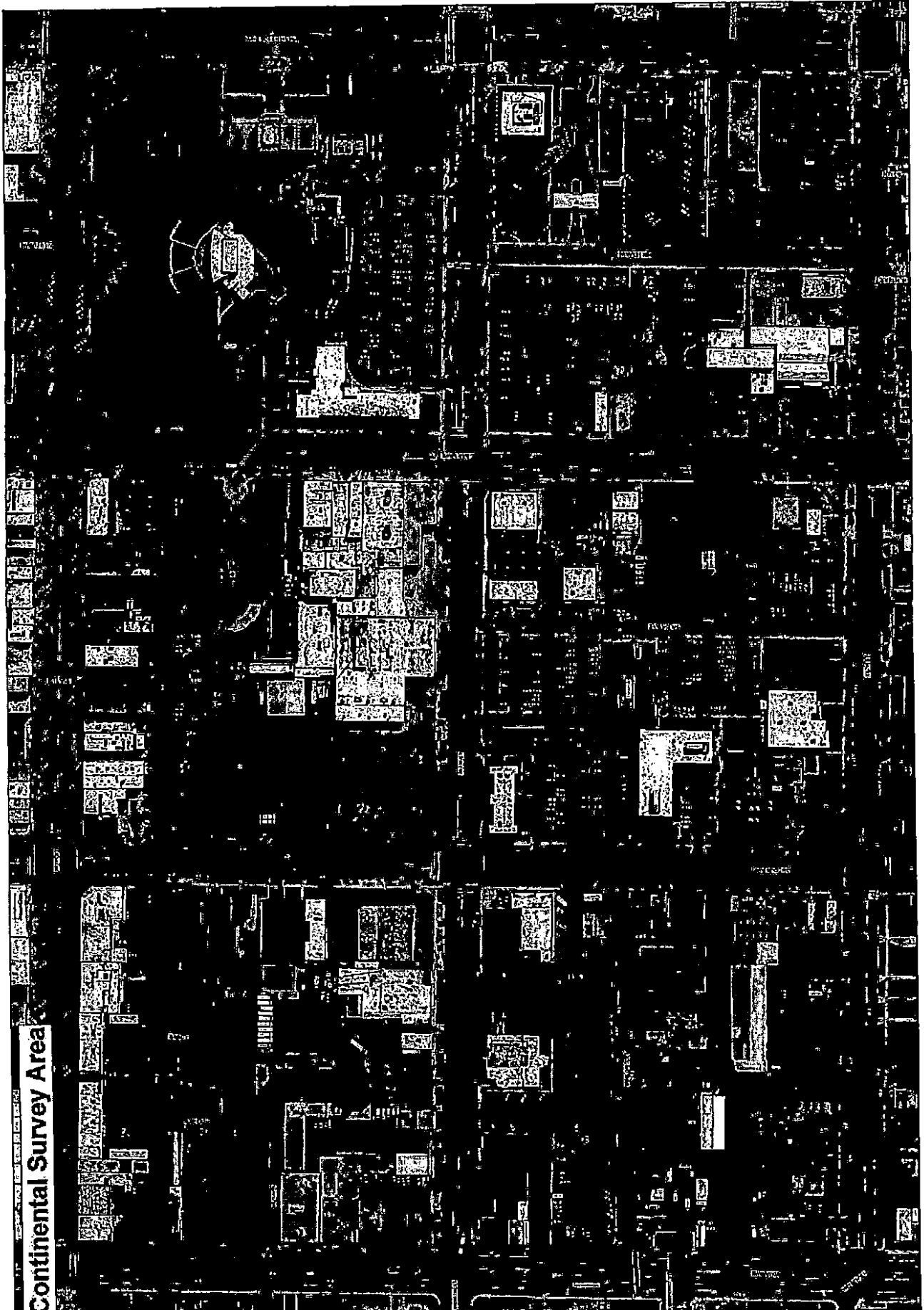
In the event the Agency spends agency funds on the demolition or rehabilitation of structures within the Project Area that are included in, or eligible for, the National Register of Historic Places or the State Register, the Agency shall comply with Utah Code Section 9-8-404 as though the Agency is a state agency.

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



**APPENDIX A**

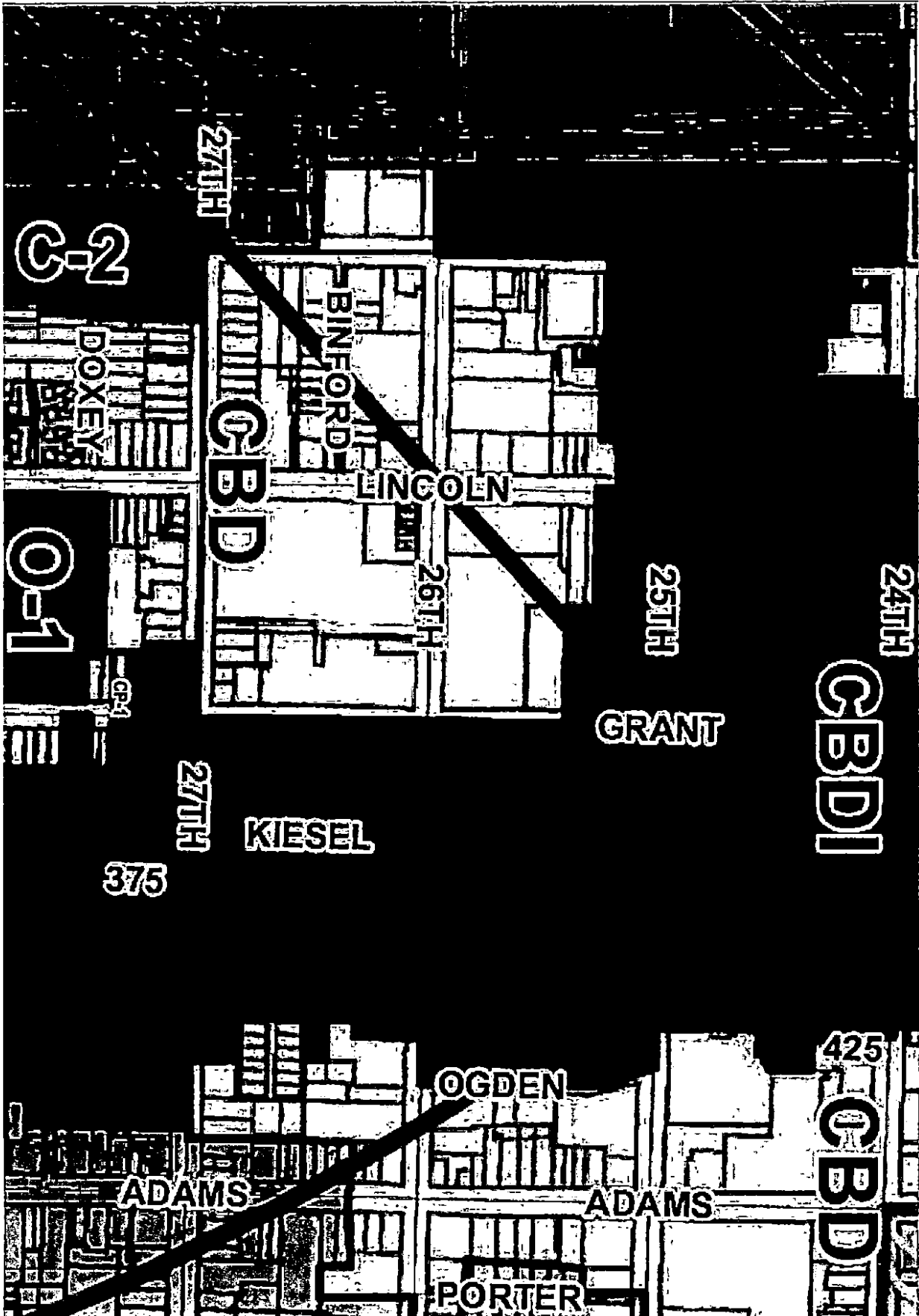
MAP OF CONTINENTAL COMMUNITY REINVESTMENT PROJECT AREA



Continental Survey Area

**APPENDIX B**

LAND USE MAP  
OF  
CONTINENTAL COMMUNITY REINVESTMENT PROJECT AREA



**APPENDIX C**

WEBER COUNTY TAX SERIAL NUMBERS  
CONTINENTAL COMMUNITY REINVESTMENT PROJECT AREA

APN	Acreage	2017 Market Value	2017 Assessed Value	2018 Market Value	2018 Assessed Value	
010160006	1.08	199,800	0	199,800	0	Civic Square
010160008	0.49	94,562	0	94,562	0	Civic Square
010160011	2.23	844,904		844,904	0	Civic Square
010090044	1.15	2,787,680	2,787,680	2,927,000	2,927,000	
010090049	0.26	61,106	61,106	64,000	64,000	
010090066	0.08	332,161	332,161	349,000	349,000	
010090067	0.24	482,713	482,713	507,000	507,000	
010090052	0.19	399,919	399,919	420,000	420,000	
010810011	0.7	202,093	202,093	212,000	212,000	
010810001	0.03	102,407	102,407	108,000	108,000	
010810002	0.02	67,561	67,561	71,000	71,000	
010810003	0.01	40,672	40,672	43,000	43,000	
010810004	0.02	57,276	57,276	60,000	60,000	
010810005	0.02	59,177	59,177	62,000	62,000	
010810006	0.01	45,910	45,910	48,000	48,000	
010810007	0.02	56,080	56,080	59,000	59,000	
010810008	0.01	36,753	36,753	39,000	39,000	
010810009	0.01	29,990	29,990	31,000	31,000	
010810012	0.17	44,546	44,546	47,000	47,000	
010810013	0.23	23	0	23	0	
010090059	0.71	638,114	638,114	670,000	670,000	
010090001	0.11	169,163	169,163	178,000	178,000	
010090002	0.3	326,018	326,018	342,000	342,000	
010090003	0.12	157,167	157,167	165,000	165,000	
010090005	0.66	131,982	131,982	139,000	139,000	
010090008	0.21	575,000	316,250	245,000	134,750	
010090010	0.1	59,000	32,450	77,000	42,350	
010090011	0.3	276,293	276,293	290,195	290,195	
010090013	0.3	70,464	70,464	84,299	84,299	
010090014	0.49	1,209,778	1,186,754	1,370,000	1,069,494	
010090015	0.15	113,646	113,646	119,000	119,000	
010090016	0.11	30,070	30,070	30,618	30,628	
010090017	0.13	29,810	29,810	30,240	30,240	
010090018	0.5	93,171	93,171	93,236	93,236	
010090021	0.03	32,000	32,000	34,000	34,000	
010090027	0.12	22,216	22,216	22,216	22,216	
010090029	0.25	181,000	172,000	191,000	177,500	Civic Square
010090030	0.11	105,247	105,247	111,000	111,000	Civic Square
010090031	1.13	307,496	307,496	323,000	323,000	Civic Square
010090037	0.31	78,956	78,956	83,000	83,000	Civic Square
010090041	0.12	32,654	32,654	34,000	34,000	Civic Square
010080001	0.11	65,690	65,690	70,896	70,896	Civic Square
010080002	0.09	15,768	15,768	9,709	19,709	Civic Square
010080003	0.24	300,169	165,093	304,969	167,733	Civic Square
010080050	0.08	20,000	0	30,000	0	Civic Square
010080054	0.13	264,911	0	267,742	0	Civic Square
010080066	2.21	1,219,798	0	1,219,798	0	Civic Square
010980001	0.04	98,072	0	98,072	0	
010980002	0.04	99,005	99,005	99,005	99,005	

010980003	0.04	98,072	0	98,072	0	
010980004	0.04	93,069	93,069	93,069	93,069	
010980005	0.07	205,211	205,211	254,996	254,996	
010980006	0.07	205,211	205,211	254,996	254,996	
010980007	0.08	212,017	212,017	237,000	237,000	
010980008	0.04	125,232	125,232	146,057	146,057	
010980009	0.03	101,988	101,988	115,598	115,598	
010980010	1.15	1	0	115	0	
010170001	3.54	1,958,711	0	1,958,711	0	Hostess
010170006	1.38	255,300	0	255,300	0	Hostess
010170016	0.15	41,155	0	41,155	0	0 Hostess
010170019	0.43	118,140	0	118,140	0	Hostess
010170020	0.27	73,645	0	73,645	0	Hostess
010170021	0.23	63,475	0	63,475	0	Hostess
010170022	0.07	19,105	0	19,105	0	Hostess
010070001	0.06	88,000	48,400	113,000	62,150	Block 9
010070002	0.07	89,999	49,500	115,000	63,251	Block 9
010070003	0.08	92,000	50,600	117,000	64,350	Block 9
010070004	0.1	14,697	14,697	19,435	19,435	Block 9
010070005	0.15	91,000	50,050	109,000	59,950	Block 9
010070006	0.15	74,599	41,030	97,308	53,520	Block 9
010070007	0.13	85,001	46,750	110,000	60,501	Block 9
010070008	0.12	77,000	42,350	102,000	56,400	Block 9
010070009	0.11	64,000	35,200	89,000	48,950	Block 9
010070010	0.2	145,040	79,772	150,888	82,988	Block 9
010070011	0.12	100,001	55,000	125,000	68,750	Block 9
010070012	0.12	102,000	56,100	128,000	70,400	Block 9
010070013	0.16	89,000	48,950	114,000	62,700	Block 9
010070014	0.5	92,986	92,986	92,986	92,986	Block 9
010070015	0.5	174,647	174,647	183,000	183,000	Block 9
010070016	0.29	128,262	128,262	135,000	135,000	Block 9
010070018	0.13	78,000	42,900	103,000	56,650	Block 9
010070019	0.17	106,785	58,731	117,866	64,826	Block 9
010070020	0.16	70,999	39,050	57,000	31,350	Block 9
010070021	0.1	75,000	41,251	156,575	86,116	Block 9
010070022	0.31	65,641	65,641	69,000	69,000	Block 9
010070024	0.11	22,820	22,820	24,000	24,000	Block 9
010070025	0.14	30,000	30,000	32,000	32,000	Block 9
010070026	1.7	1,403,000	1,403,000	1,473,000	1,473,000	Block 9
010070029	0.16	125,552	125,552	132,000	132,000	Block 9
010070031	0.51	215,287	215,287	226,000	226,000	Block 9
010070037	0.32	298,121	298,121	313,058	313,058	Block 9
010070038	0.02	4,611	4,611	5,764	5,764	Block 9
010070039	0.1	19,110	19,110	23,728	23,728	Block 9
010070040	0.12	103,000	103,000	108,488	108,488	Block 9
010070042	0.1	20,005	20,005	24,575	24,575	Block 9
010070044	0.11	20,315	20,315	25,394	25,394	Block 9
010070052	0.12	23,878	23,878	25,000	25,000	Block 9
010070053	0.15	34,500	18,975	108,758	59,817	Block 9
010070055	0.12	49,000	26,949	74,001	40,701	Block 9
010070056	0.24	141,318	141,318	148,000	148,000	Block 9
010070057	0.15	81,000	44,550	98,000	53,900	Block 9
010070058	0.04	6,800	6,800	6,800	6,800	Block 9
010070059	0.84	583,000	583,000	612,000	612,000	Block 9
010070065	0.3	171,769	171,769	180,000	180,000	Block 9

010070072	0.08	94,363	94,363	94,000	94,000	Block 9
010070073	0.25	161,771	161,771	170,000	170,000	Block 9
010180001	0.3	236,000	236,000	248,000	248,000	Block 20
010180002	0.3	224,000	224,000	235,000	235,000	Block 20
010180003	0.4	322,761	322,761	332,248	332,248	Block 20
010180005	1.3	684,602	684,602	719,000	719,000	Block 20
010180006	0.7	386,000	325,956	405,000	340,872	Block 20
010180007	0.36	148,000	148,000	155,001	155,001	Block 20
010180008	0.14	193,000	193,000	203,000	203,000	Block 20
010180009	0.4	254,124	254,124	267,000	267,000	Block 20
010180010	0.13	185,903	185,903	195,000	195,000	Block 20
010180011	0.15	111,000	111,000	117,000	117,000	Block 20
010180012	0.4	163,776	163,776	172,000	172,000	Block 20
010180013	0.13	329,000	329,000	345,000	345,000	Block 20
010180016	0.17	151,200	0	85,000	0	Union Square Apts
010180021	0.83	379,596	0	397,672	0	Union Square Apts
010180034	0.5	92,565	0	92,565	0	Block 20
010180037	0.28	126,777	0	132,814	0	Block 20
010180038	0.1	84,375	46,406	98,241	54,033	Block 20
010180039	0.1	60,038	33,021	85,000	46,750	Block 20
010180040	0.15	126,250	69,437	144,174	79,296	Block 20
010180044	0.18	82,226	0	86,141	0	Union Square TH
010910045	1.17	117	0	117	0	Union Square TH
	41.36	26,093,510	18,540,296	27,371,315	19,458,665	



**APPENDIX D**

**BENEFIT ANALYSIS  
CONTINENTAL COMMUNITY REINVESTMENT PROJECT AREA**

**FINAL**

**CONTINENTAL  
COMMUNITY REINVESTMENT AREA**

**BENEFIT ANALYSIS**

**Prepared for the Redevelopment Agency of Ogden City**

**December 7, 2018**

## BENEFIT ANALYSIS OF THE PROPOSED CONTINENTAL COMMUNITY REINVESTMENT AREA

The following information is presented to meet the requirements of Utah Code Title 17C, Chapter 5 Section 105 regarding the proposed Continental Community Reinvestment Area, to provide the following:

### **17C-5-105. Community reinvestment project area plan requirements.**

- (2) (a) . . an analysis or description of the anticipated public benefit to be derived from the Community Reinvestment, including:
- (A) the beneficial influences upon the tax base of the community;
  - (B) the associated business and economic activity likely to be stimulated; and
  - (C) adoption of the proposed community reinvestment project area plan is necessary and appropriate to undertake the proposed project area development.

This evaluation is intended to provide a framework within which the Redevelopment Development Agency's ("Agency") Board of Directors and staff can make critical decisions. They must determine whether it is good public policy and in the interest of Ogden City for the Agency to invest property tax increment, in eligible activities, such as land acquisition, public and private infrastructure or other improvements required by the Continental Community Reinvestment Project Area.

This document is prepared in good faith as an estimate of the economic impact of this project. Prevailing economic or other conditions may influence the actual economic impact either favorably or unfavorably. But for these unknown and unpredictable events, the information contained herein is considered an accurate accounting of the reasonable expectations of the project.

### **Introduction**

The purpose of this report is to estimate the potential incremental property tax revenue and identify the net direct benefit or loss to the Redevelopment Agency of Ogden City (the "Agency") and Ogden City (the "City") from the proposed Continental Community Reinvestment Project Area ("Continental CRA" or "Project Area"). Private property within the Continental CRA is composed of residential, commercial and governmental properties. The development contemplated is consistent with the City's long-term goal of supporting the quality neighborhood initiative, as well as, targeting commercial development designed to meet the needs of Ogden City and Weber County residents, as well as, residents of adjoining counties and travelers.

For purposes of this report, it has been determined that the estimated potential incremental property tax revenue considered as contributing to the net direct benefit or loss is that which is generated from the increased assessed value of the contemplated restoration, revitalization and expansion developments.

The overall benefits and investment brought to the project include the public infrastructure improvements, which may be located in or outside and which benefit the community reinvestment project area and site improvements constructed as the result of the project area developing with superior quality restoration/revitalization/expansion developments.

This economic benefit analysis contemplates private investment in the proposed project area to be an estimated \$162 million. The economic benefits resulting from the construction of the proposed projects include; new employment (both short and long term), local purchases of goods and services supportive of commercial and retail businesses, local purchases of goods and services by employees constructing and working at the businesses, local purchase of utilities, and increased tax revenues to state and local governments.

This report identifies the potential tax revenues, which may be generated from increased real property values as the result of the development of the Project Area.

**Development Overview**

It is proposed that a Community Reinvestment Project Area be created in the vicinity of 25<sup>th</sup> and 27<sup>th</sup> Streets generally between Washington Blvd. and Wall Avenue for the purpose of supporting the redevelopment of economic and physically obsolete properties, strengthening Ogden’s employment and tax bases (property and sales), and establish sustainable lifestyle neighborhoods. The urban renewal projects contemplated may include, but are not limited to, the reclamation of the Hostess Brands property, Union Square Apartments and Town Homes and Civic Square. Mixed use residential developments are being considered on the north and south sides of 26<sup>th</sup> St. between Wall and Lincoln Avenues.

Areas in the Project Area are currently zoned Central Business District (“CBD” & “CBD1”), which are consistent with the City’s General Plan and the proposed development is permitted under the current zoning designations adopted by the Ogden City Council.

**Capital Investment Projections**

The Project Area currently contains retail, commercial and residential uses. It is estimated that the real property base value for the Project Area is \$19,458,665 and the base year is 2018.

A survey of the Project Area indicates several potential development opportunities which would involve historic preservation/restoration, rehabilitation and new construction.

A summary of the investment range of potential development opportunities is as follows:

<b>Hostess Brands – 2557 Grant Ave. – Mixed Use</b>	<b>\$ 63,875,500</b>
<b>Union Square Apartments – 2524 Wall Ave. - Residential</b>	<b>\$ 5,200,000</b>
<b>Union Square Town Homes – 2524 Wall Ave. - Residential</b>	<b>\$ 1,320,000</b>
<b>Civic Square – 26<sup>th</sup> St. &amp; Grant Ave. - Mixed Use</b>	<b>\$ 25,000,000</b>
<b>Block 9 Plan – 27<sup>th</sup> St. &amp; Lincoln to Wall Ave. – Residential</b>	<b>\$ 45,000,000</b>
<b>Block 20 Plan – 26<sup>th</sup> St. &amp; Lincoln to Wall Ave. - Residential</b>	<b>\$ 22,500,000</b>
<b>Estimated Total Investment</b>	<b><u>\$162,895,500</u></b>

The Utah Community Development and Renewal Agencies Act provides that the formation of a Community Reinvestment Area will allow the taxing entities to provide funding of the Project Area Plan through interlocal agreements with the Redevelopment Agency of Ogden City. The taxing entities may provide all or part of the tax increment, which they would normally receive as a result of the increased assessed valuation resulting from the proposed project. This analysis envisions the taxing entities participating in funding the Continental CRA Plan are the Ogden City School District, Weber County and Ogden City. It is anticipated that 90% of the tax increment generated will be available for implementation of the Continental CRA Plan with 10% flowing through to the participating taxing entities.

The incremental tax revenue eligible to provide funding of the Continental CRA Plan is that which is generated from the increased assessed value resulting from the contemplated restoration/revitalization/expansion improvements. The terms being considered are seventy-four (74%) percent for Project Area available increment, twenty (20%) percent for housing and six (6%) percent for administration of the real property tax increment generated for a twenty-two (22) year period of time.

Property tax increment may help pay for costs associated with the development of the Continental CRA which may include the aforementioned, but not limited to, economic and residential improvement projects.

The estimated future tax increment cash flow is projected in additional detail in Schedule 1 - Tax Increment Revenue Summary. For a 22-year period, the estimated tax increment distributions by Taxing Entity for the estimated investments are projected in Schedule 2 – TIF Distribution By Taxing Entity.

### **Evaluation of Application**

**The following are the requirements of a benefit analysis as established by Utah Code 17C-5-105 to be included in a community reinvestment project area plan:**

- (ii) the anticipated public benefit derived from the proposed project area development including:*
  - (A) the beneficial influences upon the tax base of the community; and*
  - (B) the associated business and economic activity likely to be stimulated;*
  - (C) whether adoption of the proposed community reinvestment project area plan is necessary and appropriate to undertake the proposed project area development.*

### **Incremental New Taxes Resulting from the Proposed Development:**

The public investment of tax increment is expected to yield the private investment and the resultant incremental tax revenues to the Taxing Entities. As a result, the Project Area would produce a total gross tax cash flow of \$38.95 million over a 22-year period of time.

For a 22-year period, 90% of incremental tax revenues which are projected to be generated from the increased assessed value resulting from the construction of the restoration/revitalization/expansion improvements are summarized below:

<u>Taxing Entity</u>	<u>22 Year (90%)</u>	<u>Annual (Stabalized)</u>
Ogden City School District	\$20,171,113	\$1,059,310
Weber County	\$ 7,098,802	\$372,802
Ogden City	\$ 7,785,895	\$408,885

The benefits, which are projected, to accrue to the tax bases of Ogden, Weber County and surrounding communities include; local option sales tax revenue, real and personal property tax revenue and franchise tax revenue.

*(ii)(B) the associated business and economic activity likely to be stimulated; and other information that the agency determines to be necessary or advisable;*

This public investment of tax increment is expected to stimulate the following associated business and economic activity:

Short-Term Construction Employment

It is estimated that a total of 1,290 full-time equivalent (FTE) workers will be on-site during construction of the Project Area. The estimated total payroll during the construction period is about \$57 million.

The number of construction jobs is calculated based on construction labor costs, which are assumed to be about 35 percent of total construction costs (the remaining 65 percent is spent for materials and overhead). The current average construction wage for the project is estimated to be \$44,096, which is derived from salary/wage data by industry from the State of Utah Department of Workforce Services.

It is reasonable to expect that construction workers may spend a typical portion of their wages in Ogden City and Weber County for food, clothing, recreation and transportation from which sales tax revenue would be generated. A portion of construction materials used during the construction of the Continental Community Reinvestment Area project may be purchased from suppliers in Ogden City and Weber County.

Direct Employment

It is anticipated that new full-time equivalent employees will be employed by businesses locating in the Project Area as a result of the restoration/revitalization/expansion improvements.

Direct Purchase of Supplies and Services

It is anticipated that the businesses locating in the Project Area will directly purchase local goods and services related to their operations. These purchases will likely increase employment opportunities in the related businesses of management, subcontracting, research, legal, supplies, transportation, etc.

- *Direct impact* is spending done by a business in the local economy to operate the business, including inventory, utilities, equipment and pay to employees.
- *Indirect impact* refers to the conventional multiplier that happens as dollars the local business spends at other area businesses re-circulate.
- *Induced impact* refers to the additional consumer spending that happens as employees, business owners and others spend their income in the local economy.

Associated business and economic activity or the "indirect" and "induced" business impacts of a program, project or facility are often referred to as "multiplier effects," since they can make the overall economic impacts substantially larger than the direct effects alone.

### **Impact on Other Taxing Entities**

The formation of a Community Reinvestment Project Area and the related interlocal agreements with taxing entities temporarily diverts to the Agency the tax increment from the taxing entities that would normally receive property tax revenues. Taxing entities agree to provide funding of the Project Area Plan through interlocal agreements with the Redevelopment Agency of Ogden City to provide all or part of the tax increment from the taxing entities to pay for project costs such as the economic improvement related CRA Specific Projects. The analysis indicates that 74% of the available tax increment (90 percent) generated from the Project Area for 22 years would amount to an estimated \$26.1 million (rounded). It is also anticipated during a 22-year period that 20% of the available tax increment generated from the Project Area would amount to an estimated \$7 million (rounded) and 6% of the available tax increment generated would amount to an estimated \$1.9 million (rounded). The actual tax revenue generated is dependent, in part, on the rate of development and the assessed value of improvements in the Project Area. Following the agreed upon Agency tax increment collection period, the entire real property taxes generated from this Project Area would be distributed among the participating taxing entities in accordance with their tax levies.

### **Conclusion**

Ogden City and the Redevelopment Agency are considering appropriating a portion of the total tax revenue received from the development of the Project Area to the project for the purposes of immediately strengthening the economic base of the community, broadening the City's, Weber County's and the State of Utah tax bases, provide services to the area and generally enhance the safety, prosperity, peace, order and convenience to the community.

Ogden City and the Redevelopment Agency are seeking to encourage and facilitate the development of business and residential activities within the Community Reinvestment Area by providing a means by which some portion of the cost incurred in the acquisition, construction or replacement of essential investment and/or infrastructure may be eligible for funding vis-à-vis an appropriation from the tax revenue generated as a result of the development.

The value received for any contribution and/or reimbursement made must be measured on a project-by-project basis over the life of the project. It must be established that additional property

tax revenues, or other tangible and quantifiable benefits will be received as a result of a development project for which a contribution/reimbursement are sought.

In determining whether the appropriation/reimbursement is necessary and appropriate to accomplish the reasonable goals and objectives in the area of economic development, job creation and preservation, and other public purposes, the City and Redevelopment Agency should consider what would reasonably be paid every year in return for the development of the Project Area and the generation of new property tax revenues as the result of the project.

The economic benefits associated with the Continental Community Reinvestment Project Area include:

- < Total investment is estimated to be \$162.9 million.
- < New direct employment of full-time equivalent jobs.
- < Short-term construction employment estimated to be 1,290 full-time equivalent jobs with a payroll of \$57 million.
- < New indirect employment as the result of the direct employment generated within the Community.
- < Direct purchases for supplies from local suppliers/vendors.
- < A continued economic and commercial diversification of Ogden City, the State of Utah, Weber County and surrounding communities.
- < Creation of approximately 900 new homes in a variety of types and styles.

Without establishing a Community Reinvestment Project Area, providing the requested tax increment assistance and committing to invest in the Continental Community Reinvestment Area will hamper and diminish the scope of development, thus depriving Ogden City and the Weber County area of the economic benefits which could accrue as the result of the development taking place at the level anticipated.

The Continental Community Reinvestment Project Area meets the requirements set forth in Utah Code title 17C, Chapter 5, Section 105 regarding the proposed Community Reinvestment Project Area.

The Continental Community Reinvestment Project Area in Ogden City will provide beneficial influences upon the tax base of the community.

The Continental Community Reinvestment Project Area in Ogden City will stimulate business and associated economic activity.



The Continental Community Reinvestment Project Area will promote the public peace, health, safety and welfare in Ogden City.

There are substantial economic and social benefits associated with the tax increment investment by Ogden City, Ogden School District and Weber County in the Continental Community Reinvestment Project Area.

CONTINENTAL CRA		12/14/2018 FINAL																				CUMULATIVE		
ODDEN CITY REDEVELOPMENT AGENCY		SCHEDULE ONE - TAX INCREMENT REVENUE SUMMARY																						
12 YEAR - MULTI-YEAR PROJECTIONS		BASE YEAR	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15	YEAR 16	YEAR 17	YEAR 18	YEAR 19	YEAR 20	YEAR 21	YEAR 22
PROJECT BASE VALUE																								
1	WEBER COUNTY - BASE TAX RATE	0.017300	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261
2	WEBER COUNTY - TAXABLE BASE VALUE	\$15,450,665																						
3	WEBER COUNTY - REAL PROPERTY BASE (1)	\$15,450,665																						
PROJECT INVESTMENTS																								
4 REAL PROPERTY																								
Projects																								68,875,448
Hostess Plant		24,353,200	35,283,419	4,258,789																				5,200,000
Union Square Apartments				8,000,000																				1,375,000
Union Square Town Homes				1,320,000																				25,000,000
Chico Square					25,000,000																			45,000,000
Block 8 Plan						45,000,000																		22,500,000
Block 20 Plan							22,500,000																	22,500,000
6 TOTAL REAL PROPERTY PROJECT INVESTMENTS		24,353,200	35,283,419	4,258,789	85,353,449	140,395,449	187,895,447	187,895,447	187,895,447	187,895,447	187,895,447	187,895,447	187,895,447	187,895,447	187,895,447	187,895,447	187,895,447	187,895,447	187,895,447	187,895,447	187,895,447	187,895,447	187,895,447	187,895,447
Marginal Value (Line 5 - 2)		4,894,535	40,127,884	50,830,783	75,835,783	120,830,783	143,436,782	143,436,782	143,436,782	143,436,782	143,436,782	143,436,782	143,436,782	143,436,782	143,436,782	143,436,782	143,436,782	143,436,782	143,436,782	143,436,782	143,436,782	143,436,782	143,436,782	143,436,782
Adjusted Tax Increment		80%	4,405,082	36,142,188	45,841,104	68,343,104	106,843,104	129,093,104	129,093,104	129,093,104	129,093,104	129,093,104	129,093,104	129,093,104	129,093,104	129,093,104	129,093,104	129,093,104	129,093,104	129,093,104	129,093,104	129,093,104	129,093,104	129,093,104
Redevelopment Project Tax Rate		0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261
Development Increment Value		45,975	360,787	457,638	882,249	1,038,548	1,360,746	1,360,746	1,360,746	1,360,746	1,360,746	1,360,746	1,360,746	1,360,746	1,360,746	1,360,746	1,360,746	1,360,746	1,360,746	1,360,746	1,360,746	1,360,746	1,360,746	1,360,746
Housing (20%)		12,984	103,085	130,754	194,928	310,442	368,199	368,199	368,199	368,199	368,199	368,199	368,199	368,199	368,199	368,199	368,199	368,199	368,199	368,199	368,199	368,199	368,199	368,199
Agency Administration (10% first 5 yrs, 5% thereafter)		8,267	31,242	85,177	87,434	155,211	92,050	92,050	92,050	92,050	92,050	92,050	92,050	92,050	92,050	92,050	92,050	92,050	92,050	92,050	92,050	92,050	92,050	92,050
6 TOTAL TAX INCREMENT FROM REAL PROPERTY		82,821	515,424	653,769	974,611	1,550,212	1,860,997	1,860,997	1,860,997	1,860,997	1,860,997	1,860,997	1,860,997	1,860,997	1,860,997	1,860,997	1,860,997	1,860,997	1,860,997	1,860,997	1,860,997	1,860,997	1,860,997	1,860,997

TOTAL PROJECTED INCREMENT		
Increment Value	35,055,810	
Estimated Present Value of Increment	18,697,459	
INVESTMENT SCHEDULE		
	TOTAL COST	PAYMENT
Development Increment	26,103,515	
Housing	7,011,162	
RDA Administration	1,840,734	
TOTAL INVESTMENT	35,055,810	
AVAILABLE TAX INCREMENT	35,055,810	
UNCOMMITTED TAX INCREMENT	0	

Notes:  
 Not comparable taking TIF generated from Personal Property Project Investments  
 Budget only reflects TIF from the Odessa District, Weber County & Ogden City  
 Weber County - 000117  
 Ogden School District - 000411  
 Ogden City - 000103  
 Total - 004281  
 The six other Tracking Entities are not participating

**CONTNENTAL CRA  
 OGDEN CITY REDEVELOPMENT AGENCY  
 SCHEDULE TWO - TIF DISTRIBUTION BY TAXING ENTITY**

12/10/2018 **FINAL**

Level of Participation Tax Year	Weber County		Ogden City School District		Ogden City		
	100% 20.25%	90% 20.25%	100% 57.54%	90% 57.54%	100% 22.21%	90% 22.21%	
1	14,135	12,721	40,163	36,147	15,503	13,953	
2	115,970	104,373	329,528	296,575	127,195	114,476	
3	147,098	132,388	417,976	376,178	161,336	145,202	
4	219,294	197,365	623,120	560,808	240,520	216,468	
5	349,248	314,323	992,381	893,143	383,051	344,746	
6	414,224	372,802	1,177,011	1,059,310	454,317	408,885	
7	414,224	372,802	1,177,011	1,059,310	454,317	408,885	
8	414,224	372,802	1,177,011	1,059,310	454,317	408,885	
9	414,224	372,802	1,177,011	1,059,310	454,317	408,885	
10	414,224	372,802	1,177,011	1,059,310	454,317	408,885	
11	414,224	372,802	1,177,011	1,059,310	454,317	408,885	
12	414,224	372,802	1,177,011	1,059,310	454,317	408,885	
13	414,224	372,802	1,177,011	1,059,310	454,317	408,885	
14	414,224	372,802	1,177,011	1,059,310	454,317	408,885	
15	414,224	372,802	1,177,011	1,059,310	454,317	408,885	
16	414,224	372,802	1,177,011	1,059,310	454,317	408,885	
17	414,224	372,802	1,177,011	1,059,310	454,317	408,885	
18	414,224	372,802	1,177,011	1,059,310	454,317	408,885	
19	414,224	372,802	1,177,011	1,059,310	454,317	408,885	
20	414,224	372,802	1,177,011	1,059,310	454,317	408,885	
21	414,224	372,802	1,177,011	1,059,310	454,317	408,885	
22	414,224	372,802	1,177,011	1,059,310	454,317	408,885	
	7,887,557	7,098,802	22,412,348	20,171,113	8,650,995	7,785,895	
Flow Through		788,756		2,241,235		865,099	3,895,090

**APPENDIX E**

**BUDGET**

**CONTINENTAL COMMUNITY REINVESTMENT PROJECT AREA**

CONTNENTAL CRA OGDEN CITY REDEVELOPMENT AGENCY 22 YEAR - PROJECT AREA BUDGET - CUMULATIVE		12/10/2018 FINAL	
		BASE YEAR 2018	CUMULATIVE 22 YEAR
<b>PROJECT REVENUES</b>			
Property Tax (Base Year Taxable Value)	\$337,219 \$19,458,665	\$7,418,810.62	
Projected Tax Increment RDA TOTAL -22 YEARS Agency	\$0	\$26,103,915	74%
Eligible Available Project Area Increment Housing - 20%	\$0	\$7,011,162	20%
RDA Administration	\$0	\$1,940,734	6%
Total Available Tax Increment - 90%	\$0	\$35,055,810	100%
Projected Tax Increment Expected to be Passed Through to Other Taxing Entities - 10% *	\$0	\$3,895,090	
<b>TOTAL PROJECT REVENUES</b>	\$0	\$38,950,900	
<b>PROJECT INVESTMENTS</b>			
<b>PROJECTED BUILDING &amp; CAPITAL EQUIPMENT INVESTMENTS</b>			
Total Building Investments	\$0	\$162,895,447	
<b>TOTAL CAPITAL AND RELATED INVESTMENTS</b>	\$0	\$162,895,447	
<b>INVESTMENTS REIMBURSABLE FROM TAX INCREMENT</b>			
Administration	\$0	\$1,940,734	6%
Housing	\$0	\$7,011,162	20%
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	\$26,103,915	74%
<b>TOTAL INVESTMENTS REIMBURSABLE FROM TAX INCREMENT</b>	\$0	\$35,055,810	100%
<b>TOTAL PROJECT INVESTMENTS</b>	\$0	\$197,951,258	
Note: Other Taxing Entities Participating are the Ogden School District, Weber County and Ogden City. The Smaller Taxing Entities are Not Participating.			

CONTINENTAL CRA		OGDEN CITY REDEVELOPMENT AGENCY		SCHEDULE TWO - TIF DISTRIBUTION BY TAXING ENTITY	
Level of Participation	Tax Year	Weber County	Ogden City	School District	Ogden City
1	14,135	12,721	40,163	36,147	15,503
2	115,970	104,373	329,528	296,575	127,195
3	147,098	132,388	417,976	376,178	161,336
4	219,294	197,365	623,120	560,808	240,520
5	349,248	314,323	992,381	893,143	383,051
6	414,224	372,802	1,177,011	1,059,310	454,317
7	414,224	372,802	1,177,011	1,059,310	454,317
8	414,224	372,802	1,177,011	1,059,310	454,317
9	414,224	372,802	1,177,011	1,059,310	454,317
10	414,224	372,802	1,177,011	1,059,310	454,317
11	414,224	372,802	1,177,011	1,059,310	454,317
12	414,224	372,802	1,177,011	1,059,310	454,317
13	414,224	372,802	1,177,011	1,059,310	454,317
14	414,224	372,802	1,177,011	1,059,310	454,317
15	414,224	372,802	1,177,011	1,059,310	454,317
16	414,224	372,802	1,177,011	1,059,310	454,317
17	414,224	372,802	1,177,011	1,059,310	454,317
18	414,224	372,802	1,177,011	1,059,310	454,317
19	414,224	372,802	1,177,011	1,059,310	454,317
20	414,224	372,802	1,177,011	1,059,310	454,317
21	414,224	372,802	1,177,011	1,059,310	454,317
22	414,224	372,802	1,177,011	1,059,310	454,317
Flow Through		7,887,557	7,098,802	22,412,348	20,171,113
		20.25%	20.25%	57.54%	57.54%
		100%	90%	90%	100%
		865,099	7,785,895	8,650,995	7,785,895
		3,895,090			

FINAL 12/10/2018

CONTINENTAL CRA ODDEN CITY REDEVELOPMENT AGENCY SCHEDULE ONE - TAX INCREMENT REVENUE SUMMARY 22 YEAR - MULTI-YEAR PROJECTIONS		12/01/2011 FINAL																				CUMULATIVE
BASE YEAR	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15	YEAR 16	YEAR 17	YEAR 18	YEAR 19	YEAR 20	YEAR 21	
<b>PROJECT BASE VALUE</b>																						
1 WEBER COUNTY - BASE TAX RATE	0.017330	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261
2 WEBER COUNTY - TAXABLE BASE VALUE	\$16,458,685																					
3 WEBER COUNTY - REAL PROPERTY BASE/TI	\$16,458,685																					
<b>PROJECT INVESTMENTS</b>																						
<b>4 REAL PROPERTY</b>																						
Projects	24,353,200	35,263,448	4,258,789																			
Kitchen Plant			8,200,000																			
Union Square Apartments			1,330,000																			
Union Square Town Homes				25,000,000																		
Chive Square					48,000,000																	
Block B Plan						22,500,000																
Block 20 Plan																						
<b>6 TOTAL REAL PROPERTY PROJECT INVESTMENTS</b>	<b>24,353,200</b>	<b>35,818,849</b>	<b>70,795,448</b>	<b>65,285,448</b>	<b>140,395,448</b>	<b>161,895,447</b>	<b>167,895,447</b>	<b>167,895,447</b>	<b>167,895,447</b>	<b>167,895,447</b>	<b>167,895,447</b>	<b>167,895,447</b>	<b>167,895,447</b>	<b>167,895,447</b>	<b>167,895,447</b>	<b>167,895,447</b>	<b>167,895,447</b>	<b>167,895,447</b>	<b>167,895,447</b>	<b>167,895,447</b>	<b>167,895,447</b>	<b>167,895,447</b>
Marginal Value (line 9 - 2)	4,864,635	40,167,984	50,939,783	75,008,783	120,536,783	143,436,782	143,436,782	143,436,782	143,436,782	143,436,782	143,436,782	143,436,782	143,436,782	143,436,782	143,436,782	143,436,782	143,436,782	143,436,782	143,436,782	143,436,782	143,436,782	143,436,782
Adjusted Tax Increment	90%	4,378,171	36,151,185	45,845,104	67,503,104	108,543,104	129,093,104	129,093,104	129,093,104	129,093,104	129,093,104	129,093,104	129,093,104	129,093,104	129,093,104	129,093,104	129,093,104	129,093,104	129,093,104	129,093,104	129,093,104	129,093,104
Development Project Tax Rate	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261	0.014261
Development Increment Value	43,975	360,797	497,638	682,248	1,036,548	1,340,748	1,340,748	1,340,748	1,340,748	1,340,748	1,340,748	1,340,748	1,340,748	1,340,748	1,340,748	1,340,748	1,340,748	1,340,748	1,340,748	1,340,748	1,340,748	1,340,748
Housing (20%)	12,504	100,085	130,754	184,928	276,442	368,156	368,156	368,156	368,156	368,156	368,156	368,156	368,156	368,156	368,156	368,156	368,156	368,156	368,156	368,156	368,156	368,156
Agency Administration (10% first 5 yrs, 5% thereafter)	6,252	31,542	65,377	92,464	138,221	184,078	184,078	184,078	184,078	184,078	184,078	184,078	184,078	184,078	184,078	184,078	184,078	184,078	184,078	184,078	184,078	184,078
<b>8 TOTAL TAX INCREMENT FROM REAL PROPERTY</b>	<b>62,741</b>	<b>515,424</b>	<b>653,769</b>	<b>974,641</b>	<b>1,552,212</b>	<b>1,840,997</b>	<b>1,840,997</b>	<b>1,840,997</b>	<b>1,840,997</b>	<b>1,840,997</b>	<b>1,840,997</b>	<b>1,840,997</b>	<b>1,840,997</b>	<b>1,840,997</b>	<b>1,840,997</b>	<b>1,840,997</b>	<b>1,840,997</b>	<b>1,840,997</b>	<b>1,840,997</b>	<b>1,840,997</b>	<b>1,840,997</b>	<b>1,840,997</b>

<b>TOTAL PROJECTED INCREMENT</b>	
Increment Value	33,055,810
Estimated Present Value of Increment	18,022,458
<b>INVESTMENT SCHEDULE</b>	
	<b>TOTAL COST PAYMENT</b>
Development Increment	26,103,915
Housing	7,211,182
RDA Administration	1,840,754
<b>TOTAL INVESTMENT</b>	<b>35,055,810</b>
<b>AVAILABLE TAX INCREMENT</b>	<b>35,055,810</b>
<b>UNCOMMITTED TAX INCREMENT</b>	<b>0</b>

Notes:  
 Not considering taking TIP generated from Personal Property Project Investments  
 Budget only reflects TIP from the Rental District, Weber County & Ogden City  
 Weber County - 000117  
 Ogden School District - 200041  
 Ogden City - 000123  
 Tax - 014261  
 The year ending budgets are not participating