

Ogden City

Redevelopment Agency Joint Study Session Notice August 14, 2012 – 5:30 p.m. City Council Work Room Third Floor of the Municipal Building 2549 Washington Boulevard

Notice is hereby given that the Ogden City Redevelopment Agency and the Ogden City Council will meet in a Joint Study Session on Tuesday, August 14, 2012, at 5:30 p.m. in the Council Work Room on the third floor of the Municipal Building located at 2549 Washington Boulevard in Ogden City, Weber County, Utah.

The purpose of the study session is to review agenda items for the Redevelopment Agency meeting, which begins at 6:00 p.m. and to discuss the RDA Monthly Report, receive a Planning Update, and to discuss Board and Council Business.

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In compliance with the Americans Disabilities Act, persons needing auxiliary communicative aids and services for this meeting should contact the Management Services Department at 629-8701 (TDD # 629-8949) or by email: <u>ADACompliance@ci.ogden.ut.us</u> at least 48 hours in advance of the meeting.

## **CERTIFICATE OF POSTING**

The undersigned, duly appointed Acting City Recorder, does hereby certify that the above notice and agenda was posted in three public places within the Ogden City limits on this <u>10th</u> day of <u>August</u>, 2012. These public places being: 1) City Recorder's Office on the 2<sup>nd</sup> floor of the Municipal Building; 2) 2nd floor foyer of the Municipal Building; and 3) the Weber County Library. Copy provided to the <u>Standard-Examiner</u> on August 10, 2012 and posted to the City web page - <u>www.ogdencity.com</u>.

LEE ANN PETERSON, MMC ACTING OGDEN CITY RECORDER

Redevelopment Agency Agenda Information – 801-629-8159

# RDA MONTHLY PROJECT REPORT JULY 2012

This report highlights new activity on notable projects of the Ogden City Redevelopment Agency. For additional information on RDA projects or other activities undertaken by the RDA, please contact Richard McConkie at 629-8910.

#### OGDEN RIVER REDEVELOPMENT PROJECT AREA

The first phase of an adventure park has been installed on the north side of the river between Grant and Lincoln Avenue. The park is being heavily used by residents in the area as well as others as they become aware of the unique play equipment. This park will be added onto as the project further develops.

SouthRiver, LLC has moved into the construction mode and has begun site prep and is bringing in the needed fill material to commence construction. The development agreement provides for a phased conveyance of RDA-owned property to SouthRiver based upon their performance. South River is working towards getting in footings and foundations to enable vertical construction to begin during the winter months.

Millrock Capital is negotiating a Memorandum of Understanding (MOU) to develop the properties between Child and Grant within the River Project. They are working with the City Planner regarding the compliance of their proposed project with the adopted master plan guidelines.

Development in the River Project is governed by a master plan and pattern book prepared by Urban Design Associates (UDA). The master plan was approved by the Planning Commission on May 4, 2011 and by the RDA Board on May 17, 2011.

Discussions are continuing with prospective buyers and existing property owners regarding construction timetables for the Washington frontage properties.

## **BUSINESS DEPOT OGDEN**

A new traffic light has been approved by UDOT at the intersection of 1200 South and Depot Drive. This is to accommodate the increased traffic with Home Depot and other tenants.

160,000 sq. ft. new building is under construction to house the expansion of Powder Processors (an existing business at BDO that needed to expand), and MacKenzie Exhibits.

The construction of Flex Building Three will be completed December 31. It is a 32,000 sq. ft. building. It is 65% preleased (Depot Daycare and Universal Cycles).

#### THE JUNCTION

Construction continues on the Junction Condominiums. Exterior improvements were completed last fall. Various financing issues have been resolved and construction is now continuing on the interior finishes of the 42 units. The interior should be completed next summer. Several interested buyers have asked to be placed on the waiting list to purchase a condo.

Boyer is negotiating with a 6,000 square foot tenant for the Wells Fargo Building.

#### NETWORK MOBILE APP ACCELERATOR – STARTUP OGDEN

in accordance with Ogden City procurement requirements, Salerno Architecture, an architect and design team have been competitively evaluated and hired. Construction design drawings are underway, once complete they will be bid competitively. Should be underway with construction within a month. Estimated construction completion and occupancy is mid-November. WSU has expanded the scope. They are evaluating their options to fund their expanded scope. Scope is to be divided into separate schedules including one that meets only the budget and requirements of the Economic Development Administration (EDA) \$1,000,000 grant.

## AIRPORT EXPANSION

Construction is underway of the 4,500 square foot terminal expansion to facilitate the coming of Allegiant Air. Construction is scheduled to complete mid-September with flights starting September 20<sup>th</sup>. In addition to the expansion space, additional improvements will include a new porte cochere in the front of the existing terminal as well as cosmetic improvements to the interior space.

## **GEAR 30/SHONIK**

The land transaction completed in July and Ascent Construction is expected to start construction of the first building (13,000 sf) beginning the first week in August. Completion of the building is scheduled for the beginning of October with Gear:30 opening approximately October 15<sup>th</sup>. The additional 6000 sf building is in the design phase, but will not be built until tenants are identified.

## WATSON CHEVROLET

The Economic Development Project Area was approved just in time for the completion of the Watson Chevrolet expansion project. This project will include new showroom space, upgraded service bays, expanded lot display and sales areas, and an overall rebrand of the dealership. The City expects this new project to bring in over \$660k in new property taxes over the next 10 years.