



DOWNTOWN CDA

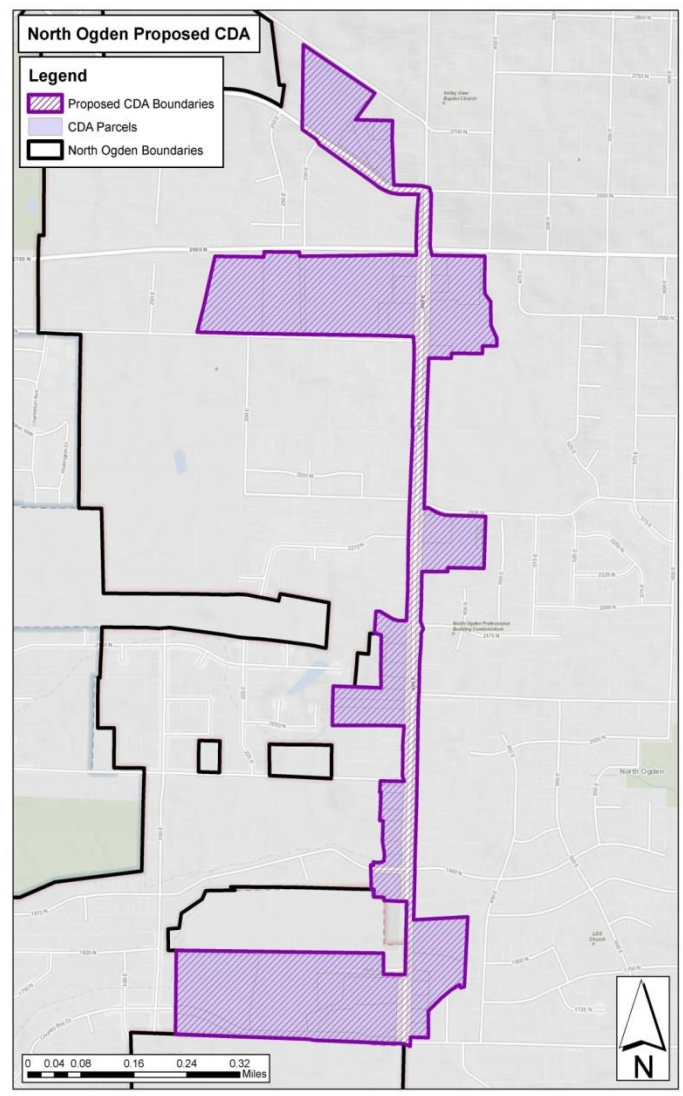
CITY OF NORTH OGDEN

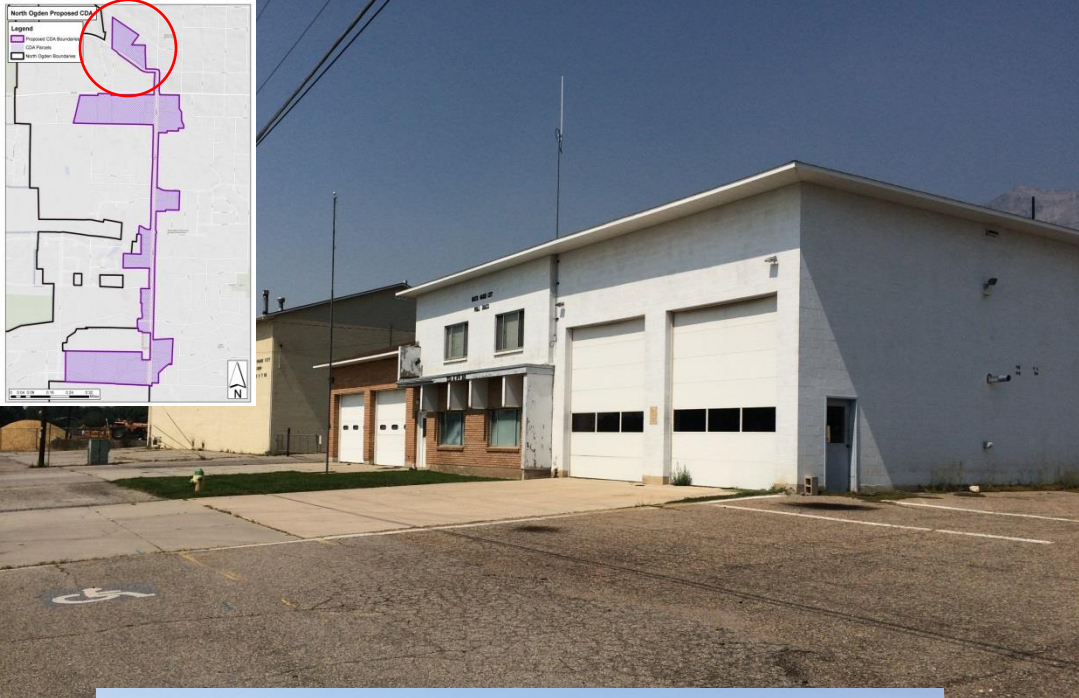
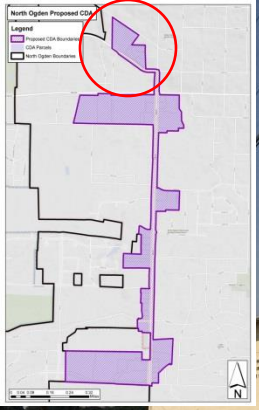
August 2015

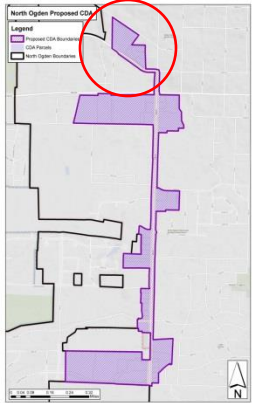


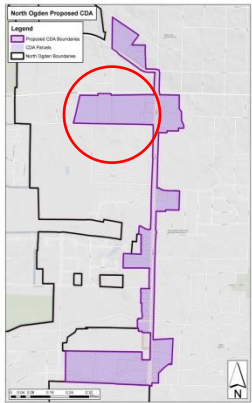
North Ogden Downtown - Project Area

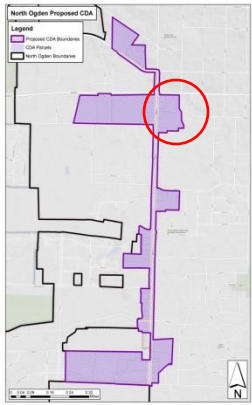
Map

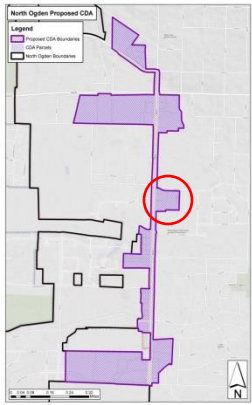


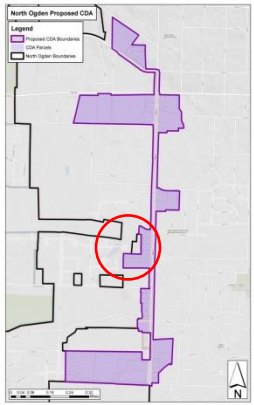


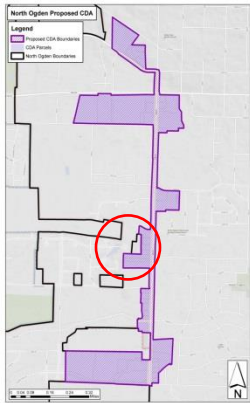












Abandoned homes in North Ogden attracting criminal activity, city council considers tearing them down

POSTED 5:57 PM, JULY 31, 2015, BY KIERSTEN NUÑEZ, UPDATED AT 10:17PM, JULY 31, 2015

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NORTH OGDEN, Utah — They are unsafe, unsightly and condemned.

North Ogden abandoned houses

Thursday, July 30, 2015 - 4:02 PM



BRIANA SCROGGINS/Standard-Examiner

Abandoned houses are at risk of being torn down along Washington Boulevard in North Ogden on Thursday, July 30, 2015.

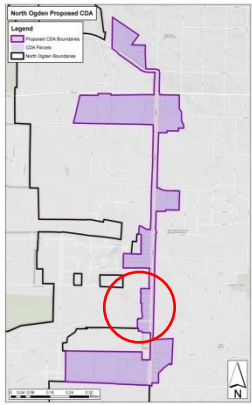
- http://fox13now.com/2015/07/31/abandoned-homes-in-north-ogden-attracting-criminal-activity-city-council-considers-tearing-them-down/
http://www.standard.net/gallery/North-Ogden-abandoned-houses
http://www.standard.net/Local/2015/07/30/North-Ogden-looking-to-get-rid-of-nuisances

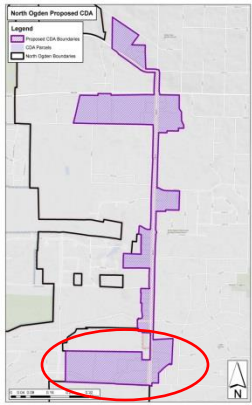
MORE STANDARD EXAMINER AD

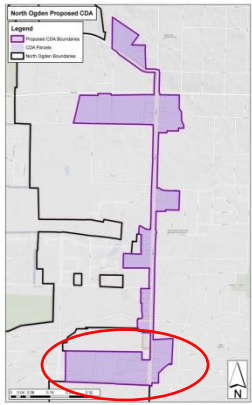
RELATED STORIES



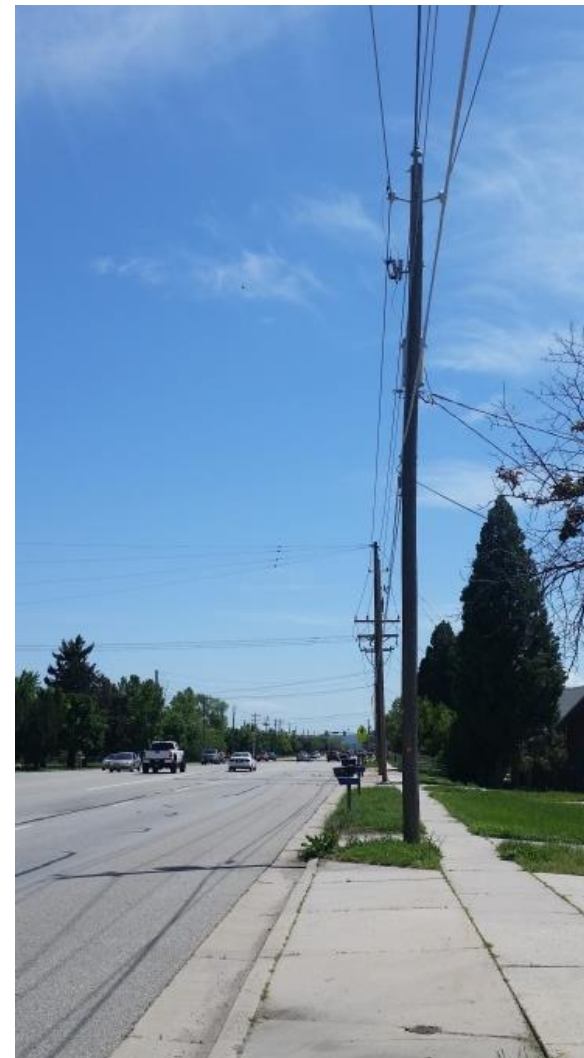
POPULAR STORIES







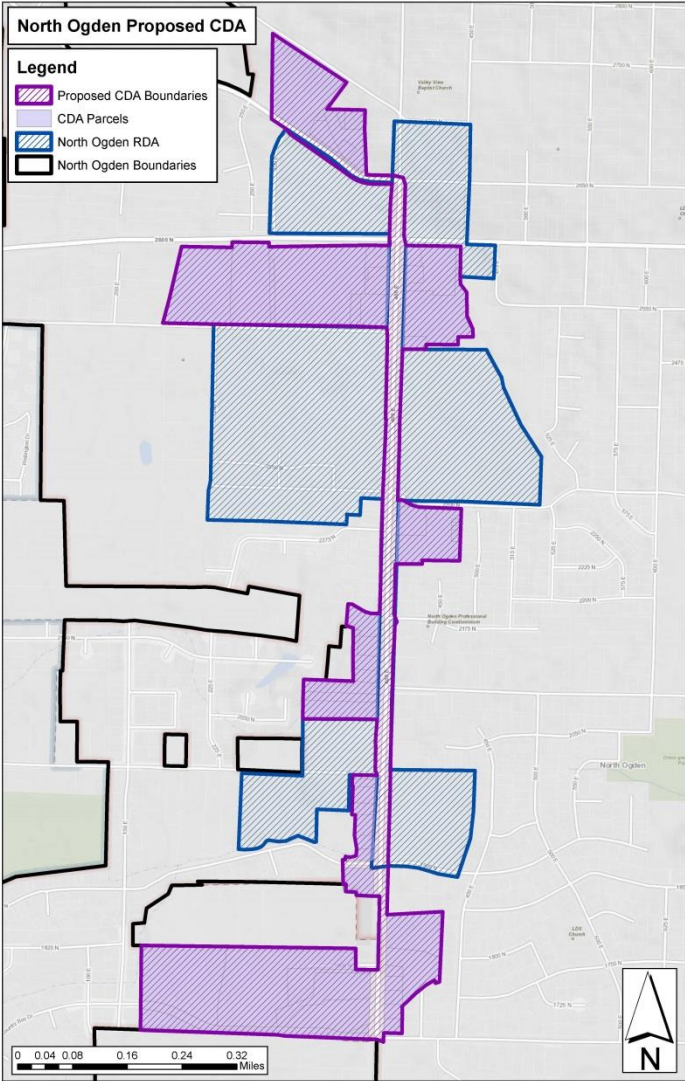
Existing Conditions



Existing Conditions



Overlay of CDA with Existing RDA



Existing Conditions

| North Ogden Land/Building Type | Total Acres | Total Base Year Taxable Value | Total Building Square Feet |
|--------------------------------------|--------------|----------------------------------|-------------------------------|
| Commercial | 14.98 | \$12,675,677 | 122,765 |
| Commercial Vacant | 5.52 | \$774,673 | - |
| Commercial Exempt | 3.26 | \$) | 782 |
| Residential | 20.64 | \$1,633,747 | 30,314 |
| Residential Vacant | 22.99 | \$154,054 | 2,400 |
| Residential Exempt | 7.05 | \$0 | - |
| Vacant** | 15.56 | \$20,092 | 2,583 |
| Total Real Property | 90.00 | \$15,258,243 | 158,844 |
| Total Personal Property | | \$1,655,668 | |
| Total Taxable Value | | \$16,913,911 | |

Why the Need

- Extraordinary costs of development discourage current development
 - Relocation of storm detention basin
 - Demolition of structures
 - Road improvements to facilitate development
 - Burying of power lines
 - County islands disrupt distribution of development costs
- Blighted appearance of multiple properties
- Vacant structures in area are not attracting tenants

Development Assumptions

- North Node – 230,000 sf of commercial space
- South Node
 - Approximately 26 acre development:
 - 140 senior housing units (apprx. 8 acres)
 - Mixed-use Project (apprx. 18 acres)
- Base Year Taxable Value: \$16,913,911
- Infill and redevelopment of blighted properties

Base Year Tax Revenues Generated

| Taxing Entities | TOTAL – 15 Yrs | NPV – 15 Yrs | Annual |
|--|--------------------|--------------------|------------------|
| Weber | \$941,513 | \$651,505 | \$62,768 |
| Weber County School District | \$1,655,703 | \$1,145,709 | \$110,380 |
| North Ogden City | \$401,875 | \$278,088 | \$26,792 |
| Weber Basin Water Conservancy District | \$50,488 | \$34,937 | \$3,366 |
| Central Weber Sewer Improvement District | \$212,608 | \$147,120 | \$14,174 |
| Ben Lomond Cemetery Maintenance District | \$21,058 | \$14,572 | \$1,404 |
| Bona Vista Water Improvement District | \$20,399 | \$14,116 | \$1,360 |
| Weber County Mosquito Abatement District | \$35,773 | \$24,754 | \$2,385 |
| Weber Area Dispatch 911 and Emergency Services District | \$76,874 | \$53,195 | \$5,125 |
| North View Fire District | \$277,304 | \$191,888 | \$18,487 |
| Weber Fire District - Bond (est. 1/1/06) | \$7,155 | \$4,951 | \$477 |
| TOTAL | \$3,700,748 | \$2,560,833 | \$246,717 |

Proposed Tax Increment Distribution

15-Year Timeframe

| Taxing Entities | % to Agency |
|---|--------------------|
| Weber | 50% |
| Weber County School District | 35% |
| North Ogden City | 75% |
| Weber Basin Water Conservancy District | 50% |
| Central Weber Sewer Improvement District | 50% |
| Ben Lomond Cemetery Maintenance District | 50% |
| Bona Vista Water Improvement District | 50% |
| Weber County Mosquito Abatement District | 50% |
| Weber Area Dispatch 911 and Emergency Services District | 50% |
| North View Fire District | 50% |
| Weber Fire District - Bond (est. 1/1/06) | 50% |

Incremental Revenues to Taxing Entities – 15 Yrs

| Taxing Entities | Total | NPV |
|---|--------------------|--------------------|
| Weber | \$1,481,810 | \$989,432 |
| Weber County School District | \$3,387,599 | \$2,261,963 |
| North Ogden City | \$316,247 | \$211,164 |
| Weber Basin Water Conservancy District | \$79,461 | \$53,058 |
| Central Weber Sewer Improvement District | \$334,615 | \$223,429 |
| Ben Lomond Cemetery Maintenance District | \$33,142 | \$22,130 |
| Bona Vista Water Improvement District | \$87,185 | \$58,507 |
| Weber County Mosquito Abatement District | \$56,302 | \$37,594 |
| Weber Area Dispatch 911 and Emergency Services District | \$120,989 | \$80,786 |
| North View Fire District | \$436,437 | \$291,417 |
| Weber Fire District - Bond (est. 1/1/06) | \$30,515 | \$20,477 |
| TOTAL | \$6,364,300 | \$4,249,957 |

Incremental Revenues to Agency

| Taxing Entities | Total | NPV |
|---|--------------------|--------------------|
| Weber | \$1,481,810 | \$989,432 |
| Weber County School District | \$1,824,092 | \$1,217,980 |
| North Ogden City | \$948,742 | \$633,493 |
| Weber Basin Water Conservancy District | \$79,461 | \$53,058 |
| Central Weber Sewer Improvement District | \$334,615 | \$223,429 |
| Ben Lomond Cemetery Maintenance District | \$33,142 | \$22,130 |
| Bona Vista Water Improvement District | \$87,185 | \$58,507 |
| Weber County Mosquito Abatement District | \$56,302 | \$37,594 |
| Weber Area Dispatch 911 and Emergency Services District | \$120,989 | \$80,786 |
| North View Fire District | \$436,437 | \$291,417 |
| Weber Fire District - Bond (est. 1/1/06) | \$30,515 | \$20,477 |
| TOTAL | \$5,433,288 | \$3,628,302 |

Uses of Tax Increment

| Expenditures | Total Amount | Included in Budget | Funded Through Other Means |
|---|--------------------|--------------------|----------------------------|
| Washington Blvd. Waterline (extraordinary cost of development) | \$110,000 | \$110,000 | \$0 |
| Relocate 2700 N. Detention Basin to prepare exempt public land for commercial development | \$1,680,240 | \$1,680,240 | \$0 |
| 2700 N. Detention Basin Fill to prepare exempt public land for commercial development | \$320,000 | \$320,000 | \$0 |
| Bury Power Lines on Washington Blvd. to stimulate higher-end economic activity | \$1,600,000 | \$529,316 | \$1,070,684 |
| 2550 N. Road & Sidewalk Improvements to prepare street for additional commercial traffic | \$430,000 | \$330,000 | \$100,000 |
| 2700 N. Capping of Water Sources to prepare exempt public land for commercial development | \$9,000 | \$9,000 | \$0 |
| Widen 2600 N. at Washington Blvd. to accommodate additional commercial traffic | \$497,400 | \$497,400 | \$0 |
| Beautification of Washington Blvd. to stimulate economic growth | \$125,000 | \$55,000 | \$70,000 |
| Widen Sidewalks on Washington Blvd. to facilitate bike/ped access to commerce | \$500,000 | \$235,000 | \$265,000 |
| Demolition & Environmental Remediation of old Public Works Site to prep for development | \$500,000 | \$500,000 | \$0 |
| Create Downtown Trailhead Park at Washington Blvd./1900 North | \$300,000 | \$100,000 | \$200,000 |
| Install Pedestrian Bridge over Washington Blvd. to encourage pedestrian commercial activity | \$900,000 | \$150,000 | \$750,000 |
| 1700 North Road Construction (extraordinary cost of development) | \$1,050,000 | \$400,000 | \$650,000 |
| Old Smith's Building and Adjacent Strip Mall Façade Work Credit to stimulate redevelopment | \$300,000 | \$300,000 | \$0 |
| Total | \$8,321,640 | \$5,215,956 | \$3,105,684 |

Annual Incremental Revenues after Project Area

| Taxing Entities | Annual Increment |
|---|-------------------------|
| Weber | \$217,965 |
| Weber County School District | \$383,304 |
| North Ogden City | \$93,036 |
| Weber Basin Water Conservancy District | \$11,688 |
| Central Weber Sewer Improvement District | \$49,220 |
| Ben Lomond Cemetery Maintenance District | \$4,875 |
| Bona Vista Water Improvement District | \$12,638 |
| Weber County Mosquito Abatement District | \$8,282 |
| Weber Area Dispatch 911 and Emergency Services District | \$17,797 |
| North View Fire District | \$64,197 |
| Weber Fire District - Bond (est. 1/1/06) | \$4,423 |
| TOTAL | \$867,426 |