

MINUTES
COMMUNITY REINVESTMENT AGENCY OF WEBER COUNTY

Tuesday, December 17th, 2024 – 9:45 a.m.
Weber Center, 2380 Washington Blvd., Ogden, UT

In accordance with the requirements of Utah Code Section 52-4-203, the County Clerk records in the minutes the names of all persons who speak at a County Commission meeting and the substance "in brief" of their comments. Such statements may include opinion or purported facts. The county does not verify the accuracy or truth of any statement but includes it as part of the record pursuant to State law.

BOARD MEMBERS PRESENT: Weber County Commissioners James “Jim” H. Harvey, Gage Froerer, and Sharon Bolos.
OTHERS PRESENT: Stephanie Russell, Economic Development Director, Lauren Thomas, of the County Attorney’s Office; Craig Brandt, of the Clerk/Auditor’s Office, who took minutes.

A. CALL TO ORDER – CHAIR BOLOS

B. CONSENT ITEMS:

1. Approve minutes for CRA meeting held April 9th, 2024.

Commissioner Froerer moved to approve the consent items; Commissioner Harvey seconded.
Commissioner Froerer – aye; Commissioner Harvey – aye; Chair Bolos – aye

C. PUBLIC COMMENTS: NONE.

D. ACTION ITEMS:

1. **APPROVAL OF A RESOLUTION CRA02-2024 FOR AN INTER-LOCAL AGREEMENT WITH WEBER COUNTY REGARDING THE NORDIC VILLAGE REINVESTMENT PROJECT AREA.**

Stephanie Russell (Economic Development Director): These four Resolutions (Items D1 through D4) are for separate interlocal agreements with the Weber School District, Weber Basin Water Conservancy District, Weber Fire District, and Weber County for participation in the Nordic Village Community Reinvestment Area (CRA). Weber County has been asked to participate at 75% for 15 years and the other three entities have been asked to participate at 50% over 15 years.

Commissioner Froerer moved to approve Resolution CRA02-2024 for an Inter-local Agreement with Weber County regarding the Nordic Village Reinvestment Project Area; Commissioner Harvey seconded.
Roll Call Vote: Chair Bolos – aye; Commissioner Harvey – aye; Commissioner Froerer – aye

2. **APPROVAL OF A RESOLUTION CRA03-2024 FOR AN INTER-LOCAL AGREEMENT WITH WEBER SCHOOL DISTRICT REGARDING THE NORDIC VILLAGE REINVESTMENT PROJECT AREA.**

See Item D1 above.

Commissioner Harvey moved to approve Resolution CRA03-2024 for an Inter-local Agreement with Weber School District regarding the Nordic Village Reinvestment Project Area; Commissioner Froerer seconded.
Roll Call Vote: Chair Bolos – aye; Commissioner Harvey – aye; Commissioner Froerer – aye

3. **APPROVAL OF A RESOLUTION CRA04-2024 FOR AN INTER-LOCAL AGREEMENT WITH WEBER FIRE DISTRICT REGARDING THE NORDIC VILLAGE REINVESTMENT PROJECT AREA.**

See Item D1 above.

Commissioner Harvey moved to approve Resolution CRA04-2024 for an Inter-local Agreement with Weber Fire District regarding the Nordic Village Reinvestment Project Area; Commissioner Froerer seconded.
Roll Call Vote: Chair Bolos – aye; Commissioner Harvey – aye; Commissioner Froerer – aye

4. **APPROVAL OF A RESOLUTION CRA05-2024 FOR AN INTER-LOCAL AGREEMENT WITH WEBER BASIN WATER CONSERVANCY REGARDING THE NORDIC VILLAGE REINVESTMENT PROJECT AREA.**

See Item D1 above.

Commissioner Froerer moved to approve Resolution CRA05-2024 for an Inter-local Agreement with Weber Basin Water Conservancy regarding the Nordic Village Reinvestment Project Area; Commissioner Harvey seconded.

Roll Call Vote: Chair Bolos – aye; Commissioner Harvey – aye; Commissioner Froerer – aye

E. PUBLIC HEARING:

1. Request for a motion to adjourn public meeting and convene public hearings.

Commissioner Froerer moved to adjourn the public meeting and convene public hearings, 9:50 a.m.; Commissioner Harvey seconded.

Chair Bolos – aye; Commissioner Froerer – aye; Commissioner Harvey – aye

2. Public Hearing for the adoption of the Nordic Village Reinvestment Project Area Plan and Budget.

Stephanie Russell (Economic Development Director): Per state statute, this public hearing is being held to specifically address the Nordic Village CRA Project Plan and Budget. This is not a public hearing to discuss anything outside the project area plan and budget; that would include zoning, land use, anything to do with our Planning Department, or the project as it relates to a process the developer would go through the County for entitlements or zoning. This public hearing is specifically to address the creation and the process of creation for a Community Reinvestment Area as it relates to Nordic Village project area plan and budget.

Lauren Thomas (Civil Attorney’s office): This public hearing only pertains to the creation of the CRA. It has nothing to do with the Development Plan that has been filed for the CRA.

Commissioner Froerer: How long has this process been under way with the Nordic Village CRA?

Miss Russell: We started late June of this year in creating the Resolution. The Commission voted on the Resolution to move forward to create the project area plan and budget. Once that Resolution was adopted, the project area plan and budget was created. We met with multiple taxing entities who we just now entered into interlocal agreements. All of those interlocal agreements have been voted on by the respective taxing entities. Today will be the opportunity to create the resolution and then following this meeting will be the commission meeting where they will hear a First Reading of the creating Ordinance. The following week, the Commission approves the Final Reading of the creation Ordinance and then it will go then go to the lieutenant governor's office for a Certificate of Creation.

3. Public Comments:

- a. Dan Mabee, :
- b. ...
- c. Peggy Dooling-Baker, Nordic Valley, UT:

4. Request for a motion to adjourn public hearings and reconvene public meeting.

Commissioner Harvey moved to adjourn the public hearings and reconvene public meeting, 10:40 am; Commissioner Froerer seconded.

Chair Bolos – aye; Commissioner Froerer – aye; Commissioner Harvey – aye

5. Action on public hearing:

E2: Approval of Resolution CRA06-2024 to adopt the Nordic Village Project Area Plan and Budget.

Commissioner Harvey moved to approve Resolution CRA06-2024 to adopt the Nordic Village Project Area Plan and Budget. Commissioner Froerer seconded.

Roll Call Vote: Chair Bolos – nay; Commissioner Froerer – aye; Commissioner Harvey – aye

F. ADJOURN

Commissioner Harvey moved to adjourn at 9:51 a.m.; Commissioner Bolos seconded.

Chair Bolos – aye; Commissioner Harvey – aye; Commissioner Froerer – aye

Attest:

Sharon Bolos, Chair, Community
Reinvestment Agency of Weber County

Ricky D. Hatch, CPA
Weber County Clerk/Auditor