

**WEBER SCHOOL DISTRICT**  
**5320 Adams Avenue Parkway**  
**Ogden, UT**

**Study Session**  
**February 3, 2021**

The Board of Education of Weber School District held a Study Session in the Superintendent's office at 5320 Adams Avenue Parkway, Washington Terrace, Utah. The meeting convened at 5:00 p.m. The following Board Members and Superintendency were present:

Jon Ritchie	Board President
Dean Oborn	Board Vice President
Doug Hurst	Board Member
Jan Burrell	Board Member
Bruce Jardine	Board Member
Paul Widdison	Board Member
Jeff Stephens	Superintendent
Art Hansen	Assistant Superintendent
Lori Rasmussen	Assistant Superintendent
Robert Petersen	Business Administrator

Board Member Janis Christensen joined via Google Meet. Also attending virtually, Barbera Whitman, Uniserve Executive Director, and Brandon Baca, Weber Education Association President and Jennifer Graviet from Weber Education Association Board.

Superintendent Stephens began introducing Heidi Alder, Weber School District Legal Counsel. Heidi stated Andrea Woodring, Principal of Adult Education, is here tonight to explain to the Board how adult education students receive credit and noted even though there is not a current policy in place, LEA approval is needed.

Andrea Woodring, Principal of Adult Education noted procedure in the past has required students enrolled in adult education to register with NRS, a federal test mandate for all adult education programs to measure college and career readiness. They conduct a diagnostic test called TABE, testing in three areas; reading, language arts and math. Most students come lacking skills at or below a 5th grade level in all of these areas. Our job is to beat that deficit and bring it up. Currently, if a 5 or 6 is scored on a TABE test, it is equivalent to 10th or 11th grade language arts, reading or math credit. It was also noted the adult education program is moving toward content mastery and always improving curriculum.

Superintendent Stephens expressed appreciation to Andrea for her leadership and explained eight years ago, Ogden School District dropped their adult education program and Weber School District picked it up. It was noted how important this program is to our community and the opportunity it gives for those not able to receive a high school diploma. Most individuals coming back also have children attending our schools. Superintendent Stephens noted there is no legal requirement for the Board to have a policy related to adult education but we like to adhere to all requirements outlined in laws related to college, career readiness and graduation.

Superintendent Stephens introduced Mayor Mark Allen, City Manager Tom Hansen and Randy Sant from Washington Terrace City. Our partnership with them goes back many years. They have a proposal for some re-development to participate with our tax increment value guidelines. They have met with our tax increment sub-committee consisting of Dr. Jeff Stephens, President Jon Ritchie, Board Member Doug Hurst, and Business Administrator Robert Petersen. Their proposal is in line with our guidelines from the Board.

City Manager Tom Hansen noted that Mayor Allen and the developer have been meeting for several years with the city. The proposed project will change the capacity to serve residents and students in Weber and Northern Davis County.

Randy noted the location is where the RV storage is currently, with seven acres and one property impacted. The following main points were then presented:

- **Proposed Project**  
Two Class A Office Buildings  
Corporate Office for Weber County Business  
Available Space for Office Recruitment  
Construction will begin in early 2022
- **Project Value/Property Tax**  
Projected Assessed Value - \$47,000,000  
Projected Property Tax Annually \$425,938  
School District Portion \$208,197  
Current Assessed Value \$1,538,866  
Current Property Tax \$18,474  
School District Portion \$9,052
- **Tax Increment Request**  
Participation percent 50%  
Participation Length - 16 years  
Participation Cap \$3,475,000  
School District Portion \$1,666,000  
Annual Participation \$104,125
- **Use of TIF Funds**  
Developer incentive (Infrastructure) \$3,100,000  
RDA Administrative (3%) \$91,850  
Mandated Housing (10%) \$283,150

- **Infrastructure Costs**

Off-Site \$1,500,000

(Roads, Sewer, Water, Storm Drainage, Gas Power)

On-Site \$1,600,000

(Site Preparation, Demolition, Extension of Sewer, Water, Sidewalk, Parking)

**How development meets Weber County School District guiding principles for tax increment participation**

1. Proposed development is Class A office, that will increase employment opportunities
2. Cap on the amount of total participation by the school district
3. Participation is requested at 50%
4. Construction will commence in 2022
5. Administration fee is at 3%
6. Project area involves one property owner and one development (7 acres)
7. Gap required for public participation is \$7 million, requested public participation is 50% of the gap
8. Corporate tenant has a partnership with the district, that will continue in the future
9. Project will provide Class A office space that is not available in the market
10. Not a sales tax development
11. Not a housing project, and project does not generate a need for service for education

Washington Terrace City is proposing consideration for approval at a future Board meeting.

Bruce Jardine asked when the project would be finished. It was noted the project will begin in 2022 and will take about eighteen months to complete the first building. The second building would begin in about five years.

Board Member Doug Hurst asked what qualifies as a “Class A” building. It was noted it is a high quality product and would lease between \$22 to \$27 per foot which is needed to bring in high quality tenants.

President Jon Ritchie asked about concerns of occupying the space with so many companies working from home. It was noted the Utah Economic Development Corporation has been marketing to bring high tech companies from California into Utah.

Superintendent Stephens complimented Washington Terrace City for their work on this project. It was noted they will be ready by next month with a draft of an inter- local agreement and will submit it to Weber School District Legal Counsel, Heidi Alder. It will be presented to Washington Terrace City Council on March 2, 2021 and tentatively added to our March 3rd Board meeting.

Superintendent Stephens concluded updating the Board on our COVID vaccination program. It was noted Weber - Morgan Health Department contracted with Community Nursing Services (CNS), with Kathy Wright as the lead contact. We identified along with CNS, three sites within our school district for vaccination locations. Rocky Mountain Jr., Wahlquist Jr., and South Ogden Jr. High with our assigned day on Thursdays. We have vaccinated approximately 3,100 of our employees. The first 2,000 appointments were filled immediately. Last week we filled 700 spots and some vials were withheld so they would not go to waste. Demand has come down this week; we were allocated 918 but only 254 employees have signed up. We will release at least 500 vaccines to be distributed elsewhere. We have had requests to allow others, but direction received from the governor and health department on who may receive vaccines is limited. It was explained there is a complex process to thaw each vial enough for ten doses. Once a vial is thawed there are twelve hours to administer. Once it is punctured with the first needle there is six hours to administer the other nine. We have only received Moderna vaccines.

Superintendent Stephens shared how principals and their teams at these locations have been phenomenal, very well organized and paid tribute to all that have played a part.

Board Member Doug Hurst asked what percentage of our employees have been vaccinated. It was noted we have approximately 4,700 employees which include eighteen and nineteen year old custodians not having as strong of a desire to receive the vaccine. After tomorrow we will have about 3,100 employees vaccinated. We are not mandating vaccination.

Business Administrator Robert Petersen asked if this number includes our substitutes. It was noted they have been receiving the vaccinations along with seminary teachers.

Meeting adjourned at 5:54 pm