



OGDEN CITY COMMUNITY PROFILE

The Largest City in Weber County and the County Seat

Ogden is located 35 miles north of Salt Lake City and is a 40 minute drive from the Salt Lake City International Airport. Ogden's proximity to world-class mountain sports and its related quality of life was discovered during the 2002 Winter Olympic Games when it hosted the downhill, Super-G and combined alpine events at Snowbasin and the curling events at the Weber County Ice Sheet. Since then, the City has attracted some of the most high-profiled brands in the outdoor sporting goods industry to make Ogden their headquarters. Such relocations and expansions include, Salomon, Suunto, Atomic, Descente, Nidecker Snowboards, Goode Technologies, Rossignol, Scott, and Quality Bicycle. The Wall Street Journal recently named Ogden "the center of outdoor sports gear in the U.S." Virtually no other metropolitan area can boast immediate access to 230 miles of maintained trails, an excess of 13,000 acres of fresh water and over 170,000 acres of National Forest land. Translation: Descend from a 10,000 foot peak through epic powder or on a plush mountain bike trail and refuel with fresh sushi and microbrews, take in an NBA game or perhaps a night of fine art or live music at Peery's Egyptian Theatre.

Within minutes of Ogden's independent, eclectic and historic downtown area, you will find virtually every national retail and restaurant chain. This unique mix of rugged mountains, historic districts and modern, upscale development makes Ogden one of the most unique places anywhere to work and live.

Select Demographics

Population	2010 Census	2020 Forecast
Ogden City	82,825	94,329
Ogden City Daytime Population	+19,279	N/A
Weber County	231,236	278,256
Davis County	306,479	369,467
Box Elder County	49,975	59,215
State of Utah	2,763,885	3,652,547
Age	2010 Census	2020 Forecast
Ogden City Median Age	29.4	N/A
Weber County Median Household Income	2010 Census	2020 Forecast
Median Family Income	\$41,073	N/A
Per Capita Income	\$18,205	

*Sources: U.S. Census; Governor's Office of Planning and Budget; City-Data.com

Employment

Major Recent Announcements

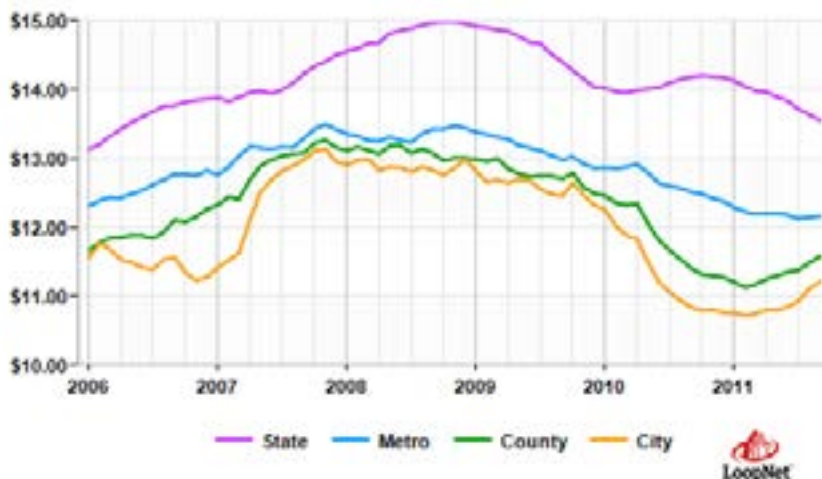
- HomeDepot.com will be opening an 85,000 square-foot customer service / sales center in Business Depot Ogden, which will bring approximately 850 jobs to Ogden. Construction of the facility will begin Spring 2012 and the center will begin operations by August 2012. There is also potential for a warehouse/distribution center also to be relocated in Ogden.
- Wayfair, formerly CSN Stores, is the third largest online retailer of consumer goods in the U.S. The new customer service/sales center will create approximately 850 jobs within the next five years, and an additional 75 jobs through their warehouse/distribution center, both currently in operation. There is future potential for a brick-and-mortar retail store.
- Quality Bicycle, a leading distributor to the cycling and outdoor industry, is in the process of building an 85,000 square foot distribution facility in Ogden. Quality Bicycle will hire 50 workers and intends to double that number once the distribution center opens.
- The Hershey Company opened a new 592,000 square foot distribution facility in Business Depot Ogden. The new facility created 123 new, full-time jobs and generated approximately \$38 million in capital investment.
- Cornerstone Research & Development, Inc., North America's premier contract manufacturer for nutritional and dietary supplements, entered into a long-term lease agreement with the Boyer Company to construct a 150,000 square foot advanced facility and corporate headquarters at Business Depot Ogden. More than 280 full-time jobs will be relocated to Business Depot Ogden within the next 12 months. The company expects to make additional capital investments in equipment and processes.
- Barnes Aerospace, headquartered in Connecticut, has expanded into Ogden, opening a 50,000 square foot aviation manufacturing facility. The expansion, at full capacity, created 210 new, full-time jobs and generated \$2.5 million in capital investment.
- According to *Forbes Magazine*, Ogden is ranked the 6th best place for business and careers in the U.S.

Education Highlights

- Ogden is home to Weber State University, with an on-campus enrollment of over 25,000 students. Weber State University offers over 215 certificate and degree programs (the largest undergraduate offering in the state), hundreds of online classes, and many other educational opportunities. With several key event centers, Weber State University is a major cultural center for the area.
- University of Utah has an enrollment of approximately 28,000 students and is located approximately 40 miles from Ogden.
- Utah State University has an enrollment of approximately 22,000 students and is located approximately 45 miles from Ogden.
- Brigham Young University has an enrollment of approximately 34,000 students (the 2nd largest private school in the nation) and is located approximately 81 miles from Ogden.
- Weber County has 29 elementary schools, 10 junior high schools and 6 high schools.
- The Ogden-Weber Applied Technology Center campus offers more than 300 technical skills courses in 51 employment categories and serves over 12,000 students annually.
- According to the *Wall Street Journal* Ogden is ranked 10th in the country in "Brain Gains," witnessing 5.5 percent growth in college graduates over the last 10 years.

Ogden Commercial Property Lease Rates

Asking Rent for Ogden, UT Office for Lease (\$/SF/Year)



Ogden Area Tax Table

Tax Type	State	Local	Total
Corporate Income Tax	5%	0%	5%
Property Tax	N/A	1.6%	1.6%
Personal Property Tax*	N/A	1.6%	1.6%
Personal Income Tax (any amount)	5%	0%	5%
Sales Tax	5.25%	1.6%	6.85%

*Personal Property is depreciated on a schedule by year 5 to 5-7%. For example, computer equipment is valued as follows:

Year 1	62%
Year 2	46%
Year 3	21%
Year 4	9%
Year 5 and beyond	7%

For complete personal property depreciation schedule see:

<http://propertytax.utah.gov/schedules/instructions.html>

All of the following are subject to both state and local personal property tax and sales tax.

– Furniture & Fixtures – Telecommunications Lines – Mainframe Computer – Personal Computer – Software

Ogden Business Incentives

Ogden City and its affiliates offer business assistance for highly selective projects using various tools including:

- Tax increment funding for targeted economic development projects
- Special Assessment Area for targeted economic and community development projects
- Permanent loans for commercial real estate projects
- Interim loans for rehabilitation of commercial or residential projects
- Equity substitution or enhancement loans
- Bridge loans
- Sales tax revenue bonds
- Mini permanent loans for targeted economic and community development projects
- Small business development loans
- Moving assistance loans

At a minimum, these tools require developers to demonstrate the following:

- Project can qualify and demonstrate the need for public assistance
- Financial capacity sufficient to bring the project to fruition if assisted
- Supports community development or economic development goals
- Sufficient experience and knowledge of the development process
- Approval of the governing body; either the RDA Board or City Council
- Above average pay levels in jobs created
- Amplifies the City's vision and mission

In addition, the City provides extensive business planning and development services assisting hundreds of businesses annually to start, develop and expand marketing opportunities.

State of Utah Business Incentives

- Job Training Assistance - The State of Utah provides fund that may be used to help pay a portion of the cost of training for Project Half Mile's company. OWATC will fund 35 percent of the cost of eligible training based on available funds. Not to exceed \$500.00 per employee.
 - REQUIREMENTS
 - Trainees must receive wages plus benefits of at least \$9.00 per hour
 - Trainees must be full time- employees
 - Company must contribute 65 percent of the actual cost
- EDTIF Tax Credit - A post performance refundable tax credit up to 30 percent of new state tax revenues (including state corporate, sales and withholding taxes) over the life of the project (typically 5-10 years).
 - REQUIREMENTS
 - Create at least 50 new jobs
 - Pay at least 125 percent of urban county wage or 100 percent of rural county average wage
 - Demonstrate company stability and profitability
 - Secure commitment from local community to provide a local incentive
 - Demonstrate competition with other locations
 - Enter into an incentive agreement with GOED that specifies performance milestones

Transportation

- Ogden City is strategically located for highway, rail and air access within the region and the nation. We are at the crossroads of the CANAMEX shipping corridor. Interstate 15 and Interstate 84 intersect in Ogden and provide scenic access throughout the western United States. Ogden is the historic home of the meeting of the transcontinental railways, and continues to be a national hub for east-west rail traffic. The Front Runner Commuter Rail connects Ogden to Salt Lake City, along with major stops along the way. The Ogden-Hinckley Airport is the second largest airport in Utah, serving general aviation. Salt Lake International Airport is a 30-minute drive south on Interstate 15 and will soon be accessible through the Front Runner Commuter Rail system. The Utah Transit Authority mass transit provides light rail, commuter rail, and bus services along the Wasatch Front.

Quality of Life

Housing Highlights

- Housing in Ogden is affordable and unique. The median price for a home in the city is \$144,000.00 and the average square footage is 2000.
- Average monthly rent of a 1 bedroom apartment is \$487.00
- Average high and low temperatures in January are 36 degree high and 17 degree low
- Average high and low temperatures in July are 92 degree high and 58 degree low
- Effective local personal income tax
- Approximate days airports were closed to traffic over the past year is zero

Dining & Nightlife

Once a major railroad hub, Historic 25th Street is now seeing a renaissance as a dining and after-hours destination with clubs, breweries, pubs, and restaurants. A mix of contemporary, traditional, and ethnic cuisine may be found in Ogden's many fine restaurants. Night clubs host jazz, blues, and comedy, while larger venues host big-name performances.

Arts

Ogden is enjoying a renaissance of community spirit, and the arts are a major component of this revitalization. Recently, an arts district was created along Historic 25th Street. A weekly Farmers/Art Market draws thousands of people. Live/work artist spaces are being created. A new amphitheater and plaza on the Municipal Block hosts festivals and events. New and existing venues such as the historic Peery's Egyptian Theater, Eccles Conference Center, and the Val A. Browning Center for the Performing Arts at Weber State University host symphony, ballet, and theater events - including the acclaimed Utah Musical Theater. Visual arts are highlighted at the

Eccles Community Art Center, Myra Powel Gallery, and Weber State University. Ogden enjoys proximity to cultural festivals throughout the year, including the Storytelling Festival, Mountain Man Rendezvous, the Sundance Film Festival, the Banff Mountain Film Festival, the Two Rivers Arts Festival, and Talent in the Park summer concert series.

Recreation

The Ogden River Parkway links the city with the mountain trail system in the towering Wasatch Range, which forms the scenic backdrop for Ogden. Within a few minutes from downtown, there are ample opportunities for fishing, boating, biking, camping, hiking, rock climbing, and other outdoor recreational opportunities. Golf courses also abound. Ogden has one private and two public courses, and another 14 are within a 20-minute drive. Nearby Snow Basin was home to the 2002 Olympic Downhill, Super G, and Combined races. With over 400 inches of snowfall annually, Snow Basin, Powder Mountain, and Nordic Valley ski resorts provide world-class skiing. Figure skaters, hockey teams, and curling clubs enjoy the Ogden Ice Sheet, home of Olympic curling. Ogden is within a short day's drive of the spectacular Arches, Capitol Reef, Bryce Canyon, and Zion National Parks.

Sports

The Ogden Raptors, a Pioneer League baseball team, provides weekly excitement at the new Lindquist Field in downtown Ogden. Playing at the Dee Events Center and a newly remodeled football stadium, Weber State University's basketball and football teams consistently rank in the top of the Big Sky Conference. The Utah Jazz plays basketball in Salt Lake City, 30 minutes south of Ogden. Ogden City Recreation Division sponsors baseball, basketball, and other programs for all age groups.

Additional Information

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