

CLEARFIELD CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY
MEETING MINUTES
6:00 P.M. WORK SESSION
February 18, 2014

(This meeting was held following a City Council work session.)

PRESIDING:	Kent Bush	Vice - Chair
PRESENT:	Keri Benson	Director
	Ron Jones	Director
	Mike LeBaron	Director
	Mark Shepherd	Director
EXCUSED:	Bruce Young	Chair
STAFF PRESENT:	Adam Lenhard	City Manager
	JJ Allen	Assistant City Manager
	Brian Brower	City Attorney
	Greg Krusi	Police Chief
	Eric Howes	Community Services Director
	Scott Hodge	Public Works Director
	Scott Hess	Development Services Manager
	Rich Knapp	Administrative Services Director
	Nancy Dean	City Recorder
	Kim Read	Deputy City Recorder

VISITORS: There were no visitors.

Vice - Chair Bush called the meeting to order at 7:20 p.m.

DISCUSSION ON REDEVELOPMENT OF PROPERTIES LOCATED AT OR NEAR
APPROXIMATELY 860 SOUTH STATE STREET

Adam Lenhard, City Manager, referred to a GIS (Geographic Information System) map illustrating three properties, which totaled approximately three acres, owned by Davis Behavioral Health. He stated the facilities were no longer in use and the Davis Behavioral Health Board had approached the City regarding possible options. He reported City staff had proposed the structures be demolished with the exception of an outbuilding, which was a fairly recent structure, and then market the properties as one single parcel. Mr. Lenhard shared possible scenarios that might be a concern for the City if the properties remained three separate parcels.

Mr. Lenhard informed the Council that the County had requested a contribution of approximately \$50,000 for the demolition. He mentioned CDRA (Community Development and Renewal Funds) could be used for that purpose. Mr. Lenhard indicated the Economic Development Task Force had been consulted on the proposal and JJ Allen, Assistant City Manager, reported on its findings.

Director Shepherd clarified the perspective from the Development Task Force was that the City should be able to recoup its return on investment for the increased value resulting from the demolition. Director LeBaron expressed concern about potential development on the parcel and a discussion took place. Mr. Lenhard suggested zoning would dictate what kinds of businesses would be allowed and suggested the C-2 (Commercial) zoning remain the same. Scott Hess, Development Services Manager, pointed out the advantages with partnering with Davis County to demolish the buildings soon as opposed to later.

The Board directed staff to proceed with an agreement with Davis Behavioral Health for demolition costs with the inclusion that the City recoup its investment from revenue received by a negotiated sale price greater than \$900,000, (the appraised value of the property in its current state).

Mr. Allen reported the lowest received bid for demolition was from a vendor which used inmate labor and indicated that could delay demolition. He reminded the Board of a previous project completed by the vendor.

The meeting adjourned at 7:35 pm.

APPROVED AND ADOPTED
This 11th day of March, 2014

/s/Kent Bush, Vice - Chair

ATTEST:

/s/Nancy R. Dean, Secretary

I hereby certify that the foregoing represents a true, accurate, and complete record of the Clearfield Community Development and Renewal Agency meeting held Tuesday, February 18, 2014.

/s/Nancy R. Dean, City Recorder