

CLEARFIELD CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY
MEETING MINUTES
7:00 P.M. POLICY SESSION
July 8, 2014

(This meeting was held following the regularly scheduled City Council Meeting.)

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

VISITORS: Troop 386 Boy Scouts, Robert Bercher, Rayanna Bercher, Roger Keally, Hyrum Allen, Kathryn Murray

Chair Young called the meeting to order at 7:33 p.m.

APPROVAL OF THE CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA) MINUTES FROM THE MAY 27, 2014 POLICY SESSION AND THE JUNE 24, 2014 POLICY SESSION

Director Shepherd moved to approve the Clearfield Community Development and Renewal Agency (CDRA) minutes from the May 27, 2014 policy session, and the June 24, 2014 policy session as written, seconded by Director Bush. The motion carried upon the following vote: Voting AYE – Directors Benson, Bush, Jones, LeBaron and Shepherd. Voting NO – None.

APPROVAL OF AN EXCLUSIVE LISTING AGREEMENT FOR SALE OF REAL PROPERTY LOCATED AT 50 SOUTH STATE AND IN THE VICINITY OF 100 SOUTH STATE, CLEARFIELD

The Clearfield CDRA owned two parcels on State Street across from City Hall, and a third adjacent parcel was owned by Clearfield City. Together, the three parcels made up 2.3 acres.

The purpose in acquiring them was to help accomplish complete redevelopment of the property. With the proposed Listing Agreement, the CDRA (and City) would engage the services of Newmark Grubb ACRES to market the property and attract developers with proposals consistent with the vision for redevelopment.

Director Jones moved to approve the Exclusive Listing Agreement for Sale of Real Property located at 50 South State and in the vicinity of 100 South State, Clearfield, with Newmark Grubb ACRES as amended by including Holmes Homes and Wasatch Group to the list of excluded buyers in which a commission would be paid, and authorize the Chair's signature to any necessary documents, seconded by Director Benson. The motion carried upon the following vote: Voting AYE – Directors Benson, Bush, Jones, LeBaron and Shepherd. Voting NO – None.

APPROVAL OF AN EXCLUSIVE LISTING AGREEMENT FOR SALE OF REAL PROPERTY LOCATED AT 588 SOUTH STATE, CLEARFIELD

JJ Allen, Assistant City Manager, explained the Clearfield CDRA owned a retail pad fronting State Street in front of Kent's Market shopping center located at 588 South State Street. Given that there was a recent inquiry as to the CDRA's willingness to sell the parcel, the timing could be right to utilize the property to attract additional retail. With the proposed Listing Agreement, the CDRA would engage the services of Newmark Grubb ACRES to market the property. He mentioned the CDRA Board would have the opportunity to approve the retail business prior to the sale of the property. He pointed out the agreement was for six months after which the City could extend on a month to month basis.

Director LeBaron moved to approve the Exclusive Listing Agreement for Sale of Real Property located at 588 South State, Clearfield, with Newmark Grubb ACRES and authorize the Chair's signature to any necessary documents, seconded by Director Shepherd. The motion carried upon the following vote: Voting AYE – Directors Benson, Bush, Jones, LeBaron and Shepherd. Voting NO – None.

There being no further business to come before the Community Development and Renewal Agency, **Director Bush moved to adjourn as the Community Development and Renewal Agency at 7:38 p.m., seconded by Director Shepherd. The motion carried upon the following vote: Voting AYE – Directors Benson, Bush, Jones, LeBaron and Shepherd. Voting NO – None.**

**APPROVED AND ADOPTED
This 22nd day of July, 2014**

/s/Bruce Young, 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, July 8, 2014.

/s/Nancy R. Dean, City Recorder