

CLEARFIELD CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY  
MEETING MINUTES  
7:00 P.M. POLICY SESSION  
October 28, 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
	Kim Dabb	Operations Manager
	Eric Howes	Community Services Director
	Curtis Dickson	Community Services Deputy Dir.
	Rich Knapp	Administrative Services Director
	Jessica Hardy	Accountant
	Nancy Dean	City Recorder
	Kim Read	Deputy City Recorder

VISITORS: Amber Self, Mike Millard, Andrew Watt, Braden Watt, Jean Britton, Michael Britton, Seth Britton, Linda Ferrin, Hannah Fifield, Con & Jeri Wilcox, Kristi Bush, Cameron Winquist, Blake Hart, Brady Jugler, Megan Ward

Chair Young called the meeting to order at 8:00 p.m.

APPROVAL OF THE CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA) MINUTES FROM THE AUGUST 26, 2014 WORK AND POLICY SESSIONS AND THE SEPTEMBER 23, 2014 WORK SESSION

**Director LeBaron moved to approve the Clearfield Community Development and Renewal Agency (CDRA) minutes from the August 26, 2014 work and policy sessions and the September 23, 2014 work session as written, 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 A REAL ESTATE PURCHASE CONTRACT TO SELL THE PROPERTY AT 690 SOUTH STATE STREET (PARCEL ID# 12-434-0001) TO FIRST NATIONAL BANK OF LAYTON

JJ Allen, Assistant City Manager, explained in January of 1996, the Clearfield CDRA and First National Bank of Layton entered into a 30-year ground lease for the parcel of land located at 690 South State Street, Clearfield, and the bank subsequently constructed its building. He stated the lease provided First National Bank the exclusive and irrevocable option to purchase the leased land at any time during the term of the lease for the total sum of \$250,000. Mr. Allen informed the Council that the bank recently provided the CDRA with written notice of its intent to exercise the purchase option.

He stated staff would be requesting earnest money of \$5,000 be included in the counter offer in addition to changing the closing date to December 19, 2014, in case more time was needed for any unforeseen or unexpected delays. He stated since the parcel was in RDA#7, the funds were required to remain in that particular project area which was:

- west of State Street
- east of the Railroad tracks and
- north of 700 South continuing to the intersection of Main and Center.

**Director Shepherd moved to approve the Real Estate Purchase Contract and proposed addendum/counteroffer for the sale of the property at 690 South State Street (Parcel ID #12-434-0001) to First National Bank of Layton, 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.**

There being no further business to come before the Community Development and Renewal Agency, **Director Shepherd moved to adjourn as the Community Development and Renewal Agency at 8:06 p.m., seconded by Director LeBaron. The motion carried upon the following vote: Voting AYE – Directors Benson, Bush, Jones, LeBaron and Shepherd. Voting NO – None.**

**APPROVED AND ADOPTED  
This 25<sup>th</sup> day of November, 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, November 25, 2014.

/s/Nancy R. Dean, City Recorder