

CLEARFIELD CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY
MEETING MINUTES
6:30 P.M. WORK SESSION
October 27, 2015

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

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
	Jacob Fordham	Acting City Attorney
	Scott Hodge	Public Works Director
	Kelly Bennett	Police Lieutenant
	Curtis Dickson	Community Services Deputy Dir.
	Rich Knapp	Administrative Services Director
	Summer Palmer	Human Resource Manager
	Nancy Dean	City Recorder
	Kim Read	Deputy City Recorder

VISITORS: Stuart Williams, Kathryn Murray, Vern Phipps

Chair Young called the meeting to order at 7:48 p.m.

DISCUSSION ON THE REAL ESTATE PURCHASE AGREEMENT FOR PROPERTY
LOCATED AT 75 NORTH MAIN

JJ Allen, Assistant City Manager, shared a visual illustration and identified the location of the vacant building located at 75 North Main and stated the City had the opportunity to purchase the property. He explained the potential the location had relative to future economic development. He emphasized the sale would be contingent upon the Board's approval of the purchase.

Director Benson inquired what the City intended to do with the building. Mr. Allen responded it would be demolished. Director Shepherd shared the history regarding the building and pointed out there was no parking because the building took up almost the entire parcel.

Director Benson asked who owned the property for the billboard. Mr. Allen explained in addition to the parking lot adjacent to the building, that property was also owned by Albion Laboratories; however, Mr. Baker had in the past received the billboard lease revenue. He stated Albion and Mr. Baker had come to an agreement regarding that issue. A discussion took place regarding the development potential of other adjacent vacant properties in the vicinity.

Director Bush expressed concern regarding the purchase price. Mr. Allen indicated he also had the same concern; however, he believed the purchase would be a win-win for all parties in the future and stated the proposal was where the negotiation process had ended. Director Shepherd spoke to the advantages of the City owning the property and demolishing the building.

Director LeBaron inquired what would happen to the property if the City decided against the purchase. Mr. Allen explained the possibility of litigation. The Board expressed no objections to the purchase.

The meeting adjourned at 7:58 p.m.

**APPROVED AND ADOPTED
This 12th day of January, 2016**

/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, October 27, 2015.

/s/Nancy R. Dean, City Recorder