

CLEARFIELD CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY  
MEETING MINUTES  
7:00 P.M. POLICY SESSION  
December 13, 2016

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

PRESIDING:	Bruce Young	Chair
PRESENT:	Kent Bush	Director
	Vern Phipps	Director
	Tim Roper	Director
	Mark Shepherd	Director
EXCUSED:	Nike Peterson	Director
STAFF PRESENT:	Adam Lenhard	City Manager
	JJ Allen	Assistant City Manager
	Stuart Williams	City Attorney
	Scott Hodge	Public Works Director
	Spencer Brimley	Development Services Manager
	Greg Krusi	Police Chief
	Eric Howes	Community Services Director
	Curtis Dickson	Community Services Deputy Dir.
	Summer Palmer	Administrative Services Director
	Rich Knapp	Finance Manager
	Terrence Jackson	IT Manager
	Trevor Cahoon	Communications Coordinator
	Nancy Dean	City Recorder
EXCUSED:	Kim Read	Deputy City Recorder

VISITORS: Kenneth McDaniel, Amaree McDaniel, Azavier McDaniel – Football Team, Moriah Hastie – Football Team, Shelby Atkins – Football Team, Hayden Knigh – Football Team, Ominae Toafe – Football Team, Savanah & Ryan Bergeson – Football Team, Anthony Solis – Football Team, Suka Hanisi – Football Team, JJ Hastie – Football Team, Tony Belford – Football Team, Kelly Franklin – Orbital ATK, Bob Bercher, Stuart Jones, Marley Toafe – Football Team

Chair Young called the meeting to order at 7:15 p.m.

APPROVAL OF THE CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA) MINUTES FROM THE SEPTEMBER 13, 2016 POLICY SESSION

**Director Shepherd moved to approve the Clearfield Community Development and Renewal Agency (CDRA) minutes from the September 13, 2016 policy session as written, seconded by Director Bush. The motion carried upon the following vote: Voting AYE – Directors**

**Bush, Phipps, Roper and Shepherd. Voting NO – None.** Director Peterson was not present for the vote.

PUBLIC HEARING TO CONSIDER AMENDMENT NO. 1 TO THE ATK ECONOMIC DEVELOPMENT AREA (EDA) PROJECT AREA PLAN

JJ Allen, Assistant City Manager, referred to the meeting's agenda and stated the ATK items had to be addressed in a deliberate order per State Statute. He explained approval of the proposed amendment to the ATK EDA Project Area Plan was required to take place by the CDRA Board prior to the City Council's approval. He continued both were required to take place before the CDRA Board could approve an addendum to the TIF Agreement with ATK. He hoped his explanation clarified why the meeting went back and forth between the Council and the CDRA.

Mr. Allen announced a public hearing was also required to amend a Project Area Plan and explained the purpose for the amendment was to match the boundaries of the ATK EDA project area with the property that ATK actually occupied. He continued five years ago when the project area was initially put in place it was assumed by ATK that it would occupy certain properties. ATK was unable to acquire some of those properties and recently moved into other buildings at the Freeport Center which were outside the designated area boundaries. He clarified this amendment would delete those two properties not currently occupied by ATK and include the two new properties to the Project Area.

Mr. Allen reported the Taxing Entity Committee met earlier and unanimously consented and approved the Amendment, also establishing the base year for the new parcels would be 2015 in order to capture all the value being created by ATK with the investment of buildings G-12 and G-13.

He announced staff had not received any public comment pertaining to the public hearing.

Chair Young opened the public hearing at 7:20 p.m.

Chair Young asked for public comments.

There were no public comments.

**Director Shepherd moved to close the public hearing at 7:21 p.m. seconded by Director Phipps. The motion carried upon the following vote: Voting AYE – Directors Bush, Phipps, Roper and Young. Voting NO – None.** Director Peterson was not present for the vote.

PUBLIC HEARING TO CONSIDER AMENDMENTS TO THE CDRA FISCAL YEAR 2017 BUDGET

A public hearing was noticed to consider amendments to the CDRA Fiscal Year 2017 Budget; however, no amendments were necessary.

Chair Young opened the public hearing at 7:21 p.m.

Chair Young asked for public comments.

There were no public comments.

**Director Roper moved to close the public hearing at 7:22 p.m. seconded by Director Bush. The motion carried upon the following vote: Voting AYE – Directors Bush, Phipps, Roper and Young. Voting NO – None.** Director Peterson was not present for the vote.

APPROVAL OF RESOLUTION 2016R-03 AUTHORIZING AMENDMENT NO. 1 TO THE ATK ECONOMIC DEVELOPMENT AREA (EDA) PROJECT AREA PLAN

**Director Phipps moved to approve Resolution 2016R-03 authorizing Amendment No. 1 to the ATK Economic Development Area (EDA) Project Area Plan and authorize the Chair's signature to any necessary documents, seconded by Director Shepherd. The motion carried upon the following vote: Voting AYE – Directors Bush, Phipps, Roper and Young. Voting NO – None.** Director Peterson was not present for the vote.

**Director Bush moved to adjourn as the CDRA and reconvene as the City Council at 7:23 p.m., seconded by Director Phipps. The motion carried upon the following vote: Voting AYE – Directors Bush, Peterson, Phipps, Roper and Shepherd. Voting NO – None.** Director Peterson was not present for the vote.

The CDRA reconvened at 7:37 p.m.

APPROVAL OF RESOLUTION 2016R-04 AUTHORIZING ADDENDUM NO. 1 TO THE PARTICIPATION AGREEMENT BETWEEN THE CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY AND ATK SPACE SYSTEMS INC

Addendum No. 1 had been prepared in conjunction with the Amendment to the ATK EDA Project Area Plan and provided for more simplified and accurate administration of the Project Area and the incentive owed to ATK. It clarified the job creation requirements so they mirrored those of ATK's EDTIF tax credit agreement with the Governor's Office of Economic Development, incorporated the Project Area boundary amendment considered earlier in the meeting and acknowledged the overpayment to ATK of tax increment revenue and established an understanding of how that overpayment was expected to affect future payments over the life of the original Agreement.

JJ Allen, Assistant City Manager, announced there was a 30-day contest period, specific to the addendum, allowed by State Statute.

Mayor Shepherd recognized Kelly Franklin, ATK, for her attendance at the meeting and expressed appreciation to ATK for being part of the community.

**Director Shepherd moved to approve Resolution 2016R-04 authorizing Addendum No. 1 to the Participation Agreement between the Clearfield Community Development and**

**Renewal Agency and ATK Space Systems Inc. and authorize the Chair's signature to any necessary documents, seconded by Director Bush. The motion carried upon the following vote: Voting AYE – Directors Bush, Phipps, Roper and Young. Voting NO – None. Director Peterson was not present for the vote.**

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 and reconvene as the City Council in a work session at 7:40 p.m., seconded by Director Bush. The motion carried upon the following vote: Voting AYE – Directors Bush, Peterson, Phipps, Roper and Shepherd. Voting NO – None. Director Peterson was not present for the vote.**

**APPROVED AND ADOPTED  
This 28<sup>th</sup> day of March, 2017**

**/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 City Council meeting held Tuesday, December 13, 2016.

/s/Nancy R. Dean, City Recorder