

CLEARFIELD CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY
MEETING MINUTES
6:00 P.M. WORK SESSION
May 17, 2016

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

PRESIDING:	Bruce Young	Chair
PRESENT:	Keri Benson	Director
	Kent Bush	Director
	Nike Peterson	Director
	Vern Phipps	Director
	Mark Shepherd	Director
STAFF PRESENT:	Adam Lenhard	City Manager
	JJ Allen	Assistant City Manager
	Stuart Williams	City Attorney
	Greg Krusi	Police Chief
	Spencer Brimley	Development Services Manager
	Eric Howes	Community Services Director
	Curtis Dickson	Community Services Deputy Dir.
	Lee Naylor	Accountant/Budget Analyst
	Nancy Dean	City Recorder
EXCUSED:	Kim Read	Deputy City Recorder

PLANNING COMMISSION MEMBERS: Amy Mabey, Brady Jugler, Chris Uccardi, Michael Millard

VISITORS: There were no visitors.

Chair Young called the meeting to order at 8:07 p.m.

DISCUSSION ON THE PROPOSED SALE OF PROPERTY LOCATED AT 720 NORTH MAIN

JJ Allen, Assistant City Manager, stated there was an interested buyer in the CDRA's property located at 720 North Main. He explained the buyer wanted to purchase the adjacent Tesoro property but only if he could also purchase the property owned by the CDRA. He stated the buyer was offering \$20,000 for the property and the County assessed the property at \$13,500. He commented the buyer had not shared the plan for improving the site but had been told the project would need site plan approval. He informed the Board that the item would be placed on next week's agenda for formal consideration by the Board.

Director Peterson asked if an easement on the property could be retained in order for the City to place a gateway sign there in the future. Mr. Allen responded staff had countered the offer asking

for an easement on the northern edge of the property to be reserved for a future gateway design and the buyer had agreed to the request.

Director Bush mentioned there used to be an old house on the property so there might be older utilities in the area.

DISCUSSION ON AMENDING THE EDA #3 PROJECT AREA PLAN (ATK)

JJ Allen, Assistant City Manager, displayed a map showing the current EDA #3 (ATK) project area. He explained ATK was moving into two new buildings for expansion of its business venture creating a need to amend the current project area. He informed the Board that the process to amend was very much the same as creating the original project area. He stated the CDRA would consider a resolution authorizing the preparation of an amendment to the project area plan. He added the amendment of the map constituted an amendment to the project area plan. He indicated there would be some noticing and public hearing requirements as well as amendments to the Tax Increment Participation Agreement with ATK, but the amendment should not need to go before the Taxing Entity Committee (TEC). He stated the CDRA intended to consult with the members of the TEC and answer any question they might have as part of the process. He suggested it would likely take several months to get through the entire process.

Director Phipps asked if the net fiscal impact to the area was zero. Mr. Allen responded that was correct. He described how the City would capture increment based on the changes to the plan. He reminded the Board the project area plan had been set up with a cap to the disbursement of tax increment over the life of the project area.

The meeting adjourned at 8:17 p.m.

APPROVED AND ADOPTED
This 14th day of June, 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 City Council meeting held Tuesday, May 17, 2016.

/s/Nancy R. Dean, City Recorder