

CLEARFIELD CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY
MEETING MINUTES
7:00 P.M. POLICY SESSION
May 24, 2016

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

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
	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
	Lee Naylor	Accountant/Budget Analyst
Nancy Dean	City Recorder	
Kim Read	Deputy City Recorder	

VISITORS: Buck Eckstrom, Justus Crawford, Paula Crawford, Bob Bercher, Tim Roper – Planning Commission, Jennacie Bouy – Syracuse High, Wayne Belleau – Legend Hills, Gary Wright – Legend Hills, Kathryn Murray, Britany Heslop, DJ Heslop, Kerry Heslop, Caden Heslop, Cameron Heslop, Spencer Heslop, Con L Wilcox.

Chair Young called the meeting to order at 8:28 p.m.

APPROVAL OF THE CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA) MINUTES FROM THE MAY 10, 2016 POLICY SESSION

Director Shepherd moved to approve the Clearfield Community Development and Renewal Agency (CDRA) minutes from the May 10, 2016 policy session as written, seconded by Director Peterson. The motion carried upon the following vote: Voting AYE – Directors Benson, Bush, Peterson, Phipps and Shepherd. Voting NO – None.

APPROVAL OF THE SALE OF PROPERTY LOCATED AT 720 NORTH MAIN (TAX ID# 14-094-0001)

JJ Allen, Assistant City Manager, explained the property was adjacent to the Tesoro gas station at the northeast corner of Main Street and 650 North. The Buyer (Q and H, LLC) was purchasing the gas station, and desired the CDRA's property in order to expand and improve the site. He reported the offer for the property was \$20,000 and the taxable value of the property was approximately \$13,500. The City's counteroffer included three points which were identified in the staff report and reported one of those was an easement to the north of the property for a gateway monument sign.

Director Shepherd suggested the City request to have the first right of refusal for the same dollar amount for which it was sold. Mr. Allen responded he could ask for that but believed that agreement would need to be made separately as the sale was ready to be closed.

Director Shepherd moved to approve the sale of property located at 720 North Main (Tax ID #14-094-0001), per the terms of the Real Estate Purchase Contract dated March 7, 2016, 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, Peterson, Phipps and Shepherd. Voting NO – None.

APPROVAL OF RESOLUTION 2016R-02 AUTHORIZING THE PREPARATION OF AN AMENDMENT TO THE ATK ECONOMIC DEVELOPMENT PROJECT AREA PLAN

JJ Allen, Assistant City Manager, explained the ATK EDA was created in 2011/2012 for the purpose of incentivizing a large project which would create approximately 800 jobs. Because ATK (now known as Orbital ATK) originally intended to occupy five different properties as part of its business venture, the EDA boundaries were drawn accordingly. However, as the project evolved, two of the properties were not needed at all (and are now under different ownership), and Orbital ATK was preparing to occupy two buildings that were not within the EDA boundaries (G-12 and G-13). Consequently, Orbital ATK had requested that the EDA boundaries be amended to match the buildings that its project was occupying.

Director Benson moved to approve Resolution 2016R-02 authorizing the Preparation of an Amendment for the EDA #3 (ATK) Project Area Plan and authorize the Chair's signature to any necessary documents, seconded by Director Peterson. The motion carried upon the following vote: Voting AYE – Directors Benson, Bush, Peterson, Phipps and Shepherd. Voting NO – None.

There being no further business to come before the Community Development and Renewal Agency, **Director Benson moved to adjourn as the Community Development and Renewal Agency and reconvene as the City Council in a work session at 8:35 p.m., seconded by Director Shepherd. The motion carried upon the following vote: Voting AYE – Directors Benson, Bush, Peterson, Phipps and Shepherd. Voting NO – None.**

**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 24, 2016.

/s/Nancy R. Dean, City Recorder