

CLEARFIELD CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY
MEETING MINUTES
7:00 P.M. POLICY SESSION
April 11, 2017

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

PRESIDING:	Bruce Young	Chair
PRESENT:	Kent Bush	Director
	Nike Peterson	Director
	Tim Roper	Director
EXCUSED:	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
	Scott Hodge	Public Works Director
	Summer Palmer	Administrative Services Director
	Rich Knapp	Finance Manager
	Lee Naylor	Accountant
	Eric Howes	Community Services Director
	Curtis Dickson	Community Services Deputy Dir.
	Trevor Cahoon	Communications Coordinator
	Nancy Dean	City Recorder
	Wendy Page	Deputy Recorder

VISITORS: Kathryn Murray, Brady Jugler – Planning Commission Chair, Koral Vasquez

Chair Young called the meeting to order at 7:10 p.m.

APPROVAL OF RESOLUTION 2017R-01 AUTHORIZING THE TAX INCREMENT PARTICIPATION AGREEMENT WITH CLEARFIELD PROPERTIES, LLC, ASSOCIATED WITH THE CITY CENTRE APARTMENTS DEVELOPMENT LOCATED AT 70 SOUTH STATE

The City Centre Apartments project (formerly known as Sandridge Luxury Apartments) was the culmination of the City's efforts over several years to accomplish redevelopment downtown. In order to make the project financially viable, the developer had requested a tax increment incentive. The incentive would be post-performance and contingent upon the developer's timely performance of the terms of the Development Agreement. The project should be substantially complete by the end of 2017. If so, the first distribution of the tax increment from the project would take place in the spring of 2019.

JJ Allen, Assistant City Manager, reported the City Centre Apartments were a key project for downtown revitalization. He explained the City played an active role in acquiring the property and selling it to the developer. He continued the Tax Participation Agreement was negotiated with the developer in order to incentivize the project through tax increment. He explained tax increment was received from the property tax paid by the developer then a portion could be returned to the developer to assist with the project. He indicated the agreement being considered by the Board provided the tool for the City to pay the increment back to the developer for a period of time. He estimated the incentive to the developer would be just over \$300,000.

Director Roper moved to approve Resolution 2017R-01 authorizing the Tax Increment Participation Agreement with Clearfield Properties, LLC, associated with the City Centre Apartments development located at 70 South State 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, Peterson, and Roper. Voting NO – None. Directors Phipps and Shepherd were not present for the vote.

There being no further business to come before the Board, **Director Bush moved to adjourn as the CDRA and reconvene in City Council work session at 7:14 p.m., seconded by Director Peterson. The motion carried upon the following vote: Voting AYE – Directors Bush, Peterson, and Roper. Voting NO – None.** Directors Phipps and Shepherd were not present for the vote.

The City Council policy session minutes are in a separate location.

**APPROVED AND ADOPTED
This 13th day of June, 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, April 11, 2017.

/s/Nancy R. Dean, City Recorder