

CLEARFIELD CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY
MEETING MINUTES
7:00 P.M. POLICY SESSION
March 28, 2017

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

PRESIDING:	Bruce Young	Chair
PRESENT:	Kent Bush	Director
	Nike Peterson	Director
	Vern Phipps	Director
	Tim Roper	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
	Kelly Bennett	Assistant Police Chief
	Curtis Dickson	Community Services Deputy Dir.
	Summer Palmer	Administrative Services Director
	Rich Knapp	Finance Manager
	Lee Naylor	Accountant
	Trevor Cahoon	Communications Coordinator
	Nancy Dean	City Recorder
	Wendy Page	Deputy Recorder

VISITORS:

Chair Young called the meeting to order at 8:55 p.m.

APPROVAL OF THE CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA) MINUTES FROM THE DECEMBER 13, 2016 WORK AND POLICY SESSIONS, JANUARY 24, 2017 WORK SESSION AND FEBRUARY 7, 2017 WORK SESSION

Director Peterson asked that the minutes from the February 7, 2017 work session be amended by removing references to “Councilmember” and replacing those references with “Director.”

Director Shepherd moved to approve the minutes from December 13, 2016 work and policy sessions, and January 24, 2017 work session, as written, and the February 7, 2017 work session, as amended, seconded by Director Bush. The motion carried upon the following vote: Voting AYE – Directors Bush, Peterson, Phipps, Roper, and Shepherd. Voting NO – None.

APPROVAL OF THE ESTOPPEL CERTIFICATE AND CONSENT AGREEMENT
BETWEEN THE COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA), 888
ASSOCIATES, LLC, AND ZIONS BANK RELATING TO THE PROPERTY LOCATED AT
888 SOUTH UNIVERSITY PARK BOULEVARD

888 Associates, LLC, owned the office building at 888 South University Park Boulevard and was in the process of refinancing a loan. Because it leased property from the City and CDRA to provide additional parking for the building, Zions Bank required the owner of the land (the City and CDRA) to consent to Zions Bank's ability to lien the ground leases because they were a key aspect of the building's function. It was important to note that the agreement would allow Zions Bank to lien the ground leases not the property itself.

Director Roper moved to approve the Estoppel Certificate and Consent Agreement between the CDRA, 888 Associates, LLC, and Zions Bank relating to the property located at 888 South University Park Boulevard and authorize the Chair's signature to any necessary documents, seconded by Director Peterson. The motion carried upon the following vote: Voting AYE – Directors Bush, Peterson, Phipps, Roper, and Shepherd. Voting NO – None.

There being no further business to come before the Board, **Director Bush moved to adjourn the CDRA and reconvene the City Council at 8:57 p.m., seconded by Director Peterson. The motion carried upon the following vote: Voting AYE – Directors Bush, Peterson, Phipps, Roper, and Shepherd. Voting NO – None.**

**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, March 28, 2017.

/s/Nancy R. Dean, City Recorder