

CLEARFIELD CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY
MEETING MINUTES
7:00 P.M. POLICY SESSION
November 12, 2019

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

City Building
55 South State Street
Clearfield City, Utah

PRESIDING:	Kent Bush	Chair
PRESENT:	Nike Peterson	Director
	Vern Phipps	Director
	Tim Roper	Director
	Mark Shepherd	Director
	Karece Thompson	Director
STAFF PRESENT:	JJ Allen	City Manager
	Summer Palmer	Assistant City Manager
	Stuart Williams	City Attorney
	Kelly Bennett	Police Chief
	Adam Favero	Public Works Director
	Eric Howes	Community Services Director
	Spencer Brimley	Community Development Director
	Rich Knapp	Finance Manager
	Trevor Cahoon	Communications Coordinator
	Nancy Dean	City Recorder
	Wendy Page	Deputy Recorder

VISITORS: Kathryn Murray, Chris Uccardi, Bob Bercher, Linda Crismer, Jim Crismer

Chair Bush called the meeting to order at 8:00 p.m.

APPROVAL OF THE MINUTES FROM THE OCTOBER 22, 2019 POLICY SESSION AND
THE OCTOBER 29, 2019 SPECIAL SESSION

Director Shepherd moved to approve the minutes from the October 22, 2019 policy session and the October 29, 2019 special session, as written; and authorize the Chair's signature to any necessary documents, seconded by Director Peterson. The motion carried upon the following vote: Voting AYE – Directors Peterson, Phipps, Roper, Shepherd, and Thompson. Voting NO – None.

APPROVAL OF RESOLUTION 2019R-06 AUTHORIZING THE CLEARFIELD STATION APARTMENTS TAX INCREMENT FINANCING (TIF) PARTICIPATION AGREEMENT WITH CLEARFIELD STATION APARTMENTS, LLC LOCATED AT APPROXIMATELY 1250 SOUTH STATE STREET

Summer Palmer, Assistant City Manager, stated the Clearfield Station Apartment Tax Increment Financing (TIF) Participation Agreement had been discussed during work session on September 24, 2019. She reported since that time staff had been working on the final dollar amount the developer would be reimbursed for the infrastructure related to the construction of Boxcar and Express Drives. She noted Exhibit B had been sent to the Board for its review separately and was the map of the two streets that were eligible for the tax increment.

Ms. Palmer indicated the developer had fulfilled its obligations. She explained the Community Development Area (CDA) was set up for the Clearfield Station as a whole and the first tranche was triggered when the Clearfield Station Apartments were completed. She acknowledged the first increment had been received and the payment of almost \$63,000 would be made to the developer once the TIF agreement was approved and finalized by the Board.

Director Shepherd moved to approve Resolution 2019R-06 authorizing the Clearfield Station Apartments Tax Increment Financing (TIF) Participation Agreement with Clearfield Station Apartments, LLC and authorize the Chair’s signature to any necessary documents, seconded by Director Roper. The motion carried upon the following vote: Voting AYE – Directors Peterson, Phipps, Roper, Shepherd, and Thompson. Voting NO – None.

There being no further business to come before the Community Development and Renewal Agency, **Director Thompson moved to adjourn at 8:04 p.m., seconded by Director Peterson. The motion carried upon the following vote: Voting AYE – Directors Peterson, Phipps, Roper, Shepherd and Thompson. Voting NO – None.**

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

**APPROVED AND ADOPTED
This 10th day of December, 2019**

/s/Kent Bush, Chair

ATTEST:

/s/Nancy R. Dean, Secretary

I hereby certify that the foregoing represents a true, accurate, and complete record of the Clearfield Community Development and Renewal Agency meeting held Tuesday, November 12, 2019.

/s/Nancy R. Dean, City Recorder