

CLEARFIELD CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY
MEETING MINUTES
6:45 P.M. WORK SESSION
November 26, 2019

(This meeting was held prior to the regularly scheduled 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
	Curtis Dickson	Community Services Deputy Dir.
	Spencer Brimley	Community Development Director
	Trevor Cahoon	Communications Coordinator
	Wendy Page	Deputy Recorder
EXCUSED:	Nancy Dean	City Recorder

Chair Bush called the meeting to order at 6:47 p.m.

DISCUSSION ON AN AMENDMENT TO THE CITY CENTRE TAX INCREMENT
FINANCING (TIF) PARTICIPATION AGREEMENT

Summer Palmer, Assistant City Manager, stated the CDRA entered into Addendum #1 to the tax increment financing (TIF) participation agreement with Clearfield Properties, LLC, on August 27, 2019. She explained this was done to help fund the gap to facilitate the relocation of Argentine Corner to the commercial store front at City Centre. Ms. Palmer noted the date for completion of the tenant improvements in Addendum #1 was January 2020. She mentioned there had been some design delays with the developer's architect and engineers; consequently, the developer and Argentine Corner had requested the CDRA allow a 6-month extension of time to complete the necessary tenant improvements. She indicated the first amendment to Addendum #1 would extend the date for tenant improvements to April 30, 2020.

Chair Bush reported the staff report identified August 27, 2017 as the date Addendum #1 was approved. Ms. Palmer clarified the original TIF agreement was approved in 2017 and its addendum was approved August 27, 2019.

She stated the first amendment to Addendum #1 would be on the agenda for consideration on December 10, 2019 if the Board was comfortable with the discussed changes.

Director Shepherd moved to adjourn as the CDRA and reconvene as the City Council in Policy Session at 6:50 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 14th day of January, 2020**

/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 26, 2019.

/s/Nancy R. Dean, City Recorder