

CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
October 29, 2019 – WORK SESSION

Meetings of the City Council of Clearfield City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207 as amended. In such circumstances, contact will be established and maintained via electronic means and the meetings will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

Executive Conference Room
55 South State Street
Third Floor
Clearfield, Utah

6:00 P.M. WORK SESSION

(**TENTATIVE**) The Council may consider a motion to enter into a Closed Session for the purpose of discussing the purchase, exchange or lease of real property.

Utah Code Ann. § 52-4-204 and § 52-4-205(1)(e)

Discussion on the addendum development agreement for the Autumn Ridge Phase 5 Subdivision located at approximately 875 West 200 North (TINs: 12-019-0103 and 12-019-0117)

Discussion on Funding Strategies for the Veterans Memorial

Discussion on the City's Draft Moderate Income Housing Plan (MIHP)

Discussion on the Legislative Priorities in Preparation for the 2020 Legislative Session

(Any items not fully addressed prior to the Special Session will be addressed in a Work Session immediately following the CDRA Special Session)

7:30 P.M. SPECIAL SESSION

Presiding: Mayor Shepherd

1. **POSSIBLE CONSIDERATION OF THE DEVELOPMENT AGREEMENT AND FIRST ADDENDUM TO THE PUT/CALL AGREEMENT WITH LOTUS ACQUISITIONS, LLC, AND MEMORANDUM OF UNDERSTANDING (MOU) – 2 WITH THE COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA) AND LOTUS COMPANY FOR REDEVELOPMENT OF PROPERTIES LOCATED AT APPROXIMATELY 442 AND 448 SOUTH STATE STREET (MABEY PLACE)**

BACKGROUND: In the spring of 2018 the City purchased the Clearfield Mobile Home Park and partnered with Lotus for redevelopment of the area. The redevelopment is proposed to take place in three phases of residential development with a small amount of commercial space that will occur on the properties located at approximately 442 and 448 South State Street – part of a larger master plan for the creation of a new downtown, with Mabey Pond as the centerpiece. The scope of the Development Agreement is limited to the land currently under the control of the City or the Developer. The Memorandum of Understanding (MOU) – 2 deals with the plans for additional development on both sides of State Street. The Community Development and Renewal Agency (CDRA) is also a party to the MOU – 2 and this document would replace the first MOU and its addendum. The Put/Call Agreement specified that the City would purchase the property at 448

South State Street if a Development Agreement with Lotus was not reached by September 1, 2019; but since both parties feel reaching an agreement is close, the First Addendum to the Put/Call Agreement simply extends the deadline for the “put/call” to December 31, 2020.

RECOMMENDATION: Approve the Development Agreement and First Addendum to the Put/Call Agreement with Lotus Acquisitions, LLC, and Memorandum of Understanding (MOU) – 2 with the Community Development and Renewal Agency (CDRA) and Lotus Company and authorize the Mayor’s signature to any necessary documents.

****ADJOURN AS THE CITY COUNCIL AND RECONVENE SPECIAL SESSION AS THE COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA)****

COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA)
SPECIAL SESSION AGENDA

SCHEDULED ITEM:

1. POSSIBLE CONSIDERATION OF THE MEMORANDUM OF UNDERSTANDING (MOU) – 2 WITH THE CITY AND LOTUS COMPANY FOR REDEVELOPMENT OF PROPERTIES LOCATED AT APPROXIMATELY 442 AND 448 SOUTH STATE STREET (MABEY PLACE)

BACKGROUND: In the spring of 2018 the City purchased the Clearfield Mobile Home Park and the City and CDRA partnered with Lotus through a Memorandum of Understanding on April 10, 2018, for redevelopment of the area. The redevelopment is proposed to take place in phases including the properties located at approximately 442 and 448 South State Street – part of a larger master plan for the creation of a new downtown, with Mabey Pond as the centerpiece. The Memorandum of Understanding (MOU) – 2 outlines obligations of a continued partnership with Lotus for additional development on both sides of State Street. The City is also a party to the MOU – 2 and this document would replace the first MOU and its addendum.

RECOMMENDATION: Approve the Memorandum of Understanding (MOU) – 2 with the City and Lotus Company and authorize the Chair’s signature to any necessary documents.

****ADJOURN AS THE CDRA****

Dated this 24th day of October, 2019.

/s/Nancy R. Dean, City Recorder

The City of Clearfield, in accordance with the ‘Americans with Disabilities Act’ provides accommodations and auxiliary communicative aids and services for all those citizens needing assistance. Persons requesting these accommodations for City sponsored public meetings, service programs or events should call Nancy Dean at 525-2714, giving her 48-hour notice.