CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY
AGENDA AND SUMMARY REPORT
May 27, 2025 - POLICY 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.

55 South State Street
Third Floor
Clearfield, Utah

*****CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA) TO CONVENE IMMEDIATELY FOLLOWING THE POLICY SESSION SCHEDULED AT 7:00 P.M.*****

***CALL TO ORDER*:**
Chairman Tim Roper

APPROVAL OF MINUTES:
February 11, 2025 – work minutes
February 25, 2025 – policy session
April 1, 2025 – work session
May 13, 2025 – policy session

PUBLIC HEARING:

1. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE PROPOSED FISCAL YEAR 2026 (FY26) BUDGET

   BACKGROUND: Utah Code requires a public hearing regarding adoption of the upcoming fiscal year budget. Staff prepared and submitted to the Board a balanced final budget for FY26 which begins July 1, 2025 and ends June 30, 2026. The submitted tentative budget was adopted on May 13, 2025.

   RECOMMENDATION: Receive public comment.

SCHEDULED ITEMS:

2. CONSIDER APPROVAL OF RESOLUTION 2025R-02 TERMINATING AND DISSOLVING REDEVELOPMENT PROJECT AREA 7 WITHIN THE WESTSIDE CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA PLAN

   BACKGROUND: The project area was created February 20, 1991, with ordinance 91-4. The RDA project was approved to run for a 25-year term and has run its course and is now expired. To maintain appropriate records of the county and in accordance with rules governing RDA activities, the Project known as RDA 7 needs to be dissolved. The fiscal impact is a result of the expiration of the RDA, as it will no longer receive increment for the purposes outlined in the project area plan, but there is fund balance to be expended over time. However, it is important to note that the dissolution of the RDA is primarily a formality and does not directly result in a specific fiscal impact.

RECOMMENDATION: Approve Resolution 2025R-02 terminating and dissolving Redevelopment Project Area 7 within the Westside Central Business District Redevelopment Project Area Plan and authorize the mayor's signature to any necessary documents.

3. CONSIDER APPROVAL OF RESOLUTION 2025R-03 ADOPTING THE FISCAL YEAR 2026 (FY26) BUDGET

RECOMMENDATION: Approve Resolution 2025R-03 adopting the FY26 budget and authorize the Chair's signature to any necessary documents.

*****ADJOURN AS THE COMMUNITY DEVELOPMENT & RENEWAL AGENCY*****

Posted May 22nd, 2025.

/s/Chersty Titensor, Deputy 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 801-525-2714, giving her 48-hour notice.

The complete public notice is posted on the Utah Public Notice Website - www.utah.gov/pmn/, the Clearfield City Website - clearfield.city, and at Clearfield City Hall, 55 South State Street, Clearfield, UT 84015. To request a copy of the public notice or for additional inquiries please contact Nancy Dean at Clearfield City, Nancy.dean@clearfieldcity.org & 801-525-2714.

CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY
MEETING MINUTES
6:00 PM WORK SESSION
February 11, 2025

City Building
55 South State Street
Clearfield City, Utah

PRESIDING: Chair Tim Roper

PRESENT: Director Karece Thompson, Director Nike Peterson, Director Tim Roper, Director Mark Shepherd, Director Dakota Wurth, Director Megan Ratchford

STAFF PRESENT: City Manager JJ Allen, Assistant City Manager Spencer Brimley, City Recorder Nancy Dean, Deputy City Recorder Chersty Titensor

Chair Tim Roper called the meeting to order at 8:49 p.m.

DISCUSSION ON THE REQUESTED DONATION OF A REMNANT PARCEL OF LAND TO DAVIS COUNTY

Spencer Brimley, Assistant City Manager & Economic Development Director, explained that there was a remnant parcel (Tax ID# 12-020-0144 – 0.0033 acres) that was created when the CDRA donated land to Davis County for the Health Department campus that needed to be transferred to Davis County. The Board appeared to approve the transfer.

Director Shepherd moved to adjourn at 8:51 p.m., seconded by Chair Thompson.

RESULT: **Passed [5 TO 0]**
YES: Chair Thompson, Director Peterson, Director Shepherd, Director Wurth, Director Ratchford
NO: None

APPROVED AND ADOPTED
This day of 2025

/s/ Tim Roper, CDRA Chair

ATTEST:

/s/ Nancy R. Dean, City Recorder

I hereby certify that the forgoing represents a true, accurate, and complete record of the Clearfield City Council meeting held Tuesday, February 11, 2025.

/s/ Nancy R. Dean, City Recorder

CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY
MEETING MINUTES
7:00 PM POLICY SESSION
February 25, 2025

City Building
55 South State Street
Clearfield City, Utah

PRESIDING: Chair Tim Roper

PRESENT: Director Mark Shepherd, Director Nike Peterson, Director Tim Roper, Director Karece Thompson, Director Megan Ratchford, Director Dakota Wurth

STAFF PRESENT: City Manager JJ Allen, City Attorney Stuart Williams, Police Chief Kelly Bennett, Community Services Director Eric Howes, Assistant City Manager Spencer Brimley, Senior Planner Brad McIlrath, Finance Manager Rich Knapp, Accountant Lee Naylor, Communications Manager Shaundra Rushton, Public Works Director Adam Favero, City Recorder Nancy Dean, Deputy City Recorder Chersty Titensor

VISITORS: None

Chair Tim Roper called the meeting to order at 7:49 p.m.

APPROVAL OF MINUTES
April 30, 2024 – CDRA work session
May 14, 2024 – policy session
June 25, 2024 – policy session
July 30, 2024 - closed session

Director Shepherd moved to approve the April 30, 2024 work session minutes, the May 14, 2024 policy session minutes, the June 25, 2024 policy session minutes, the July 30, 2024 closed session minutes, seconded by Director Wurth.

RESULT: **Passed [5 TO 0]**
YES: Director Shepherd, Director Peterson, Director Thompson, Director Ratchford, Director Wurth
NO: None

APPROVAL OF THE DONATION OF A REMNANT PARCEL OF PROPERTY (TIN: 12-020-0144) TO DAVIS COUNTY

Spencer Brimley, Assistant City Manager & Economic Development Director, explained that Davis County had recently acquired property for a parking lot at the Davis County Health Department and in that process had discovered a small remnant parcel of property that had not been included in the donation to Davis County for the Health Department campus. The County requested that Board donate the 0.0033 acre remnant parcel to Davis County.

Director Ratchford moved to approve the donation of a 0.0033 acre remnant parcel of property (TIN: 12-020-0144) to Davis County; and authorize the Chair's signature to any necessary documents, seconded by Director Peterson.

RESULT: **Passed [6 TO 0]**
YES: Director Peterson, Director Roper, Director Thompson, Director Ratchford, Director Wurth, Director Shepherd
NO: None

Director Thompson moved to adjourn at 7:52 p.m., seconded by Director Peterson.

RESULT: **Passed [6 TO 0]**
YES: Director Shepherd, Director Peterson, Director Roper, Director Thompson, Director Ratchford, Director Wurth
NO: None

APPROVED AND ADOPTED
This day of 2025

/s/ Tim Roper, Chair

ATTEST:

/s/ Nancy R. Dean, City Recorder

I hereby certify that the forgoing represents a true, accurate, and complete record of the Clearfield City Council meeting held Tuesday, February 25, 2025.

/s/ Nancy R. Dean, City Recorder

CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY
MEETING MINUTES
6:15 PM WORK SESSION
April 1, 2025

City Building
55 South State Street
Clearfield City, Utah

PRESIDING: Chair Tim Roper

PRESENT: Director Karece Thompson, Director Nike Peterson, Director Tim Roper, Director Mark Shepherd, Director Dakota Wurth, Director Megan Ratchford

STAFF PRESENT: City Manager JJ Allen, Assistant City Manager & Economic Development Director Spencer Brimley, Communications Manager Shaundra Rushton, Community Services Director Eric Howes, Police Chief Kelly Bennett, Community Development Director Stacy Millgate, Public Works Director Adam Favero, Assistant City Attorney Amy Jones, City Recorder Nancy Dean, Deputy Recorder Chersty Titensor

VISITORS: None

Chair Tim Roper called the meeting to order at 7:03 p.m.

FY26 CDRA DRAFT BUDGET REVIEW

Spencer Brimley, Economic Development Director, reviewed the CDRA Draft Budget. He informed the Board that RDA 7 would be closed out this year leaving a fund balance of $580k that would need to be spent. He indicated the incentive payments in FY26 would be made for Northrop Grumman (EDA3), Lifetime Products (CRA), and the newest Crush Golf and Grill. He said the reports from Davis County had not been received quite yet so the numbers shown were in draft status until those were received.

Mr. Brimley wanted to explore potential ways to invest in the community and shape things with funds remaining in the project areas that would go away in 2026 and 2027, understanding those areas would no longer generate revenues. He mentioned the issue remaining with Zayo where the poles had been topped but not undergrounded. Mr. Allen pointed out that while it would be helpful underground overhead utilities and undertake streetscaping, those issues were complicated and expensive, however, art was easier and cheaper. He thought it could qualify and be fitting for CDRA funds. Mr. Brimley pointed out that the CDRA funds were accumulated for specific purposes such as infrastructure. He said the Board could allocate more for murals if they would like to.

Director Peterson thought of treating it like a set aside for art – beyond aesthetics it helped with economic redevelopment but could cap at a certain amount or certain percentage set aside toward the arts and the remaining allocated toward infrastructure.

Mayor Shepherd pointed out the Board knew the City would need a parking structure at a future point. Director Peterson mentioned that the debt servicing on Clearfield Station alone had given them pause and a desire to allocate to savings. Director Thompson agreed and said his initial thought was to make sure they were economically secure based on the current state of the economy and development. Director Peterson acknowledged that at some point The City would need to spend the money or lose it.

Director Shepherd thought Clearfield Station would be fine long-term. He liked the idea of allocating $45k toward art projects such as murals or the larger planes in placemaking locations. Mr. Allen pointed out the Transfer to GF: CDRA Administration, which was to cover the costs. He suggested the Board could pull another $50k from one or a combination of RDAs instead of taking from the General Fund balance. Director Shepherd recommended rather than approach artists with a budget amount, let the artist know of the Board's vision and see what it would cost. Director Shepherd recommended putting a cap of $100k in total for FY26. Director Peterson emphasized that future jets needed to be bigger scale like the horses in Ogden.

Mr. Allen referenced the master spreadsheet and found that with the five RDA project areas if he totaled the estimated ending balance after each had expired and paid aquatic center debt service, the sum total of what could be remaining was almost $5M. Granted, most of that should be for infrastructure. The Board felt better about the remaining needs for Clearfield Station. The Board agreed to allocate $100k toward art projects.

Mr. Brimley moved the discussion toward the possibility of the strategic purchase of property and mentioned some properties that the Board might consider. Director Peterson thought it was compelling to do property acquisition, with the caveat that there would be clear guidelines specifying it was to consolidate properties but would not be held for development. Mr. Brimley said acquisition could help with incentives. Director Thompson said he would rather control the City's destiny through acquisition and partnerships.

Director Ratchford said she liked the idea of undergrounding the powerlines at 700 South. Mr. Brimley said there were partners the City was waiting on a response from to work on that and recognized it was hindering development.

Mr. Allen pointed out that the revenue numbers were based on current year budget and not current year actuals and the numbers would change as soon as the City got updated numbers from the County.

DISCUSSION ON THE DISSOLUTION OF RDA 7

Spencer Brimley, Economic Development Director, advised the Board that since RDA 7 had ended in 2024, by statute the Board needed to pass a resolution, and the legislative body needed to pass an ordinance, to close the project area. He said the remaining fund balance was $580k. The Board did not have any questions.

Director Shepherd moved to adjourn at 7:25 p.m., seconded by Director Wurth.

RESULT: **Passed [6 TO 0]**
YES: Director Thompson, Director Peterson, Director Roper, Director Shepherd, Director Wurth, Director Ratchford
NO: None

APPROVED AND ADOPTED
This day of 2025

/s/ Tim Roper, Chairman

ATTEST:

/s/ Nancy R. Dean, City Recorder

I hereby certify that the forgoing represents a true, accurate, and complete record of the Clearfield City Council meeting held Tuesday, April 01, 2025.

/s/ Nancy R. Dean, City Recorder

CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY
MEETING MINUTES
7:15 PM POLICY SESSION
May 13, 2025

City Building
55 South State Street
Clearfield City, Utah

PRESIDING: Chairman Tim Roper

PRESENT: Director Karece Thompson, Director Nike Peterson, Director Tim Roper, Director Mark Shepherd, Director Dakota Wurth

ABSENT: Director Megan Ratchford

STAFF PRESENT: City Manager JJ Allen, Assistant City Manager Spencer Brimley, City Attorney Stuart Williams, Communications Manager Shaundra Rushton, Community Services Director Eric Howes, Police Chief Kelly Bennett, City Recorder Nancy Dean, Deputy City Recorder Chersty Titensor

Chairman Roper called the meeting to order at 7:37 p.m.

<u>PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE FISCAL YEAR 2026 COMMUNITY DEVELOPMENT AND RENEWAL AGENCY TENTATIVE BUDGET</u>

Spencer Brimley, Assistant City Manager & Economic Development Director, showed the CDRA Budget for Fiscal Year 2026. He reported that RDA 7 had concluded and was in the process of dissolution as required by the State. He reviewed the expected revenues for FY26 by RDA/CDA as well as the potential expenditures and transfers. He reported the City was doing well though it had seen some reductions in revenues due to a decrease in tax value and the closing of RDA 7 had an impact. He referred to anticipated projects that the Board had previously discussed such as undergrounding of utilities, and art installations up to a certain amount.

Chairman Roper opened the public hearing.

There were no public comments.

Director Peterson moved to close the public hearing at 7:40 p.m., seconded by Director Wurth.

RESULT: **Passed [5 TO 0]**
YES: Director Thompson, Director Peterson, Director Shepherd, Director Wurth, Director Roper
NO: None

ABSENT: Councilmember Ratchford

ADOPTION OF THE TENTATIVE BUDGET FOR FISCAL YEAR 2026 AND SETTING A PUBLIC HEARING FOR MAY 27, 2025 TO RECEIVE PUBLIC INPUT ON THE BUDGET

Director Shepherd moved to adopt the CDRA tentative Budget for fiscal year 2026 and set a public hearing on the budget for May 27, 2025 at 7:00 p.m., seconded by Director Peterson.

RESULT: **Passed [5 TO 0]**
YES: Director Thompson, Director Peterson, Director Roper, Director Shepherd, Director Wurth
NO: None
ABSENT: Councilmember Ratchford

Director Shepherd moved to adjourn at 7:42 p.m., seconded by Director Thompson.

RESULT: **Passed [5 TO 0]**
YES: Director Thompson, Director Peterson, Director Roper, Director Shepherd, Director Wurth
NO: None
ABSENT: Councilmember Ratchford

APPROVED AND ADOPTED
This day of 2025

/s/ Tim Roper, Chairman

ATTEST:

/s/ Nancy R. Dean, City Recorder

I hereby certify that the forgoing represents a true, accurate, and complete record of the Clearfield City Council meeting held Tuesday, May 13, 2025.

/s/ Nancy R. Dean, City Recorder

STAFF REPORT

TO: Mayor Shepherd and City Council Members

FROM: Spencer Wayne Brimley, Assistant City Manager

MEETING DATE: May 27, 2025

SUBJECT: Discussion and Adoption of FY26 CDRA Final Budget

RECOMMENDED ACTION

Staff recommends the CDRA Board review and adopt the FY 2026 CDRA Final Budget and approve the Chairman's signature to any necessary documents.

DESCRIPTION / BACKGROUND

The Clearfield Community Development and Renewal Agency currently has seven (7) active project areas, four (4) Redevelopment Areas (RDAs), one Economic Development Area (the Northrop Grumman / ATK EDA), the Clearfield Station CDA, and the Lifetime Products Community Reinvestment Area (CRA). The anticipated revenues and expenditures for these project areas are shown on the attached summary sheet.

FY24 (Tax Year 2023) was the final year for RDA 7. With the expiration of RDA 7, we no longer make incentive payments to the City Centre mixed-use development (FY24 was the final incentive payment). RDA 7 does have approximately $580K in remaining funds, and State law will require that we spend those funds within the next few years.

In addition, FY26 (Tax Year 2025) will be the final year of tax increment collection for RDA 8. We are estimating that project area will have about $966k at the end of FY26, and the same requirement to spend those funds within the next few years will apply. Two other project areas (RDAs 9 and 10) will expire after FY27.

Since the construction of the Clearfield Aquatic and Fitness Center, the CDRA has serviced the debt associated with the facility. The CDRA is also the conduit for the incentives provided to Northrop Grumman (formerly ATK) and the Lifetime Products expansion. Moreover, pursuant to our recent discussion, the CDRA will also be the funding source for the incentive to Crush Golf & Grill. The transfer to the General Fund for "CDRA Administration" covers the day-to-day redevelopment and economic development efforts of staff, along with the administrative overhead of those functions.

Another noteworthy milestone is that the FY26 budget will include a full year of “interest only“ payments for the Clearfield Station infrastructure bond ($398k). This bond was structured with capitalized interest for the first three years (meaning the interest was built into the bond proceeds, so no money out of the CDRA / City budget), and then “interest only” for two years. This will be our first full year of “interest only.” We are hopeful the developer will begin construction this year, which will generate more tax increment to help service the debt on the bond in future years. We have heard from the development team that costs are a factor, but they are working diligently to make sure the project comes out of the group soon, and quickly. In the meantime, the CDA for Clearfield Station does have funds accrued from its first tranche, and can service the annual debt obligation in full until FY28. If in FY28 we find ourselves in the position of the CDA not having sufficient tax increment revenue to service the annual debt, there are other CDRA funds that that could be used to help bridge a gap while Tranche 2 is ramping up. This is a good reason not to be too hasty to spend all of the funds from the expiring RDAs, as they might be necessary as a temporary stopgap to any potential costs.

Since 2020 we have discussed using funds from the CDRA to underground the power and telecommunications lines on the west side of State Street, from 350 South to 550 South (RDA 7). This project continues to be difficult as we are at the mercy of a couple of telecommunications companies. Staff did not include the project in the draft FY26 budget, but if there is a promising opportunity to complete underground, we will review it with the Board and propose amending the budget for the board to consider. Currently the providers that exist on those lines have proven uncooperative. Poles have been topped but no substantial progress has been made to underground existing lines.

There is, however, a different undergrounding opportunity that staff does recommend pursuing. The properties on the north side of 700 South, between State Street and 1000 East (in RDA 9), have power and telecommunications lines running down the middle of the properties, dividing them and preventing any redevelopment potential. In contrast, the power/telecom lines on State Street are at the frontage, and while they are unsightly, they are not an impediment to redevelopment. On 700 South, the existence of the utility lines dividing each of the properties has been prohibitive to every redevelopment inquiry.
For the past two years we have budgeted to pay for the cost to underground utilities to unlock the potential of these properties. Hopefully we see the effort come to fruition in FY26.

There could be other uses for CDRA funds that are not included above, or at a minimum some questions for the board to consider, such as property acquisition for the purpose of consolidation or taking more control of development priorities, not to develop, but rather insure outcomes for project plans and expectations. Staff should consider parcels that could be purchased and at a further meeting discuss with the council these opportunities to obtain the direction needed from the

Board.

Work Session discussion – April 1, 2025

During the meeting, staff presented the potential use of fund balance or other CDRA project resources to support public art initiatives, including murals and installations. The Board discussed the strategic value of allocating funds to enhance the visual identity of the downtown area through art, while also recognizing the need to preserve financial capacity for critical projects.
Board members expressed interest in establishing a designated set-aside for art-related projects, particularly those involving murals and downtown beautification. However, they emphasized the importance of not compromising other essential CDRA priorities. To achieve a balanced approach, the concept of a percentage-based cap on art funding was discussed. This would help ensure that infrastructure needs and other investment priorities are not adversely affected.

Key funding priorities identified for CDRA resources include parking structures, debt service obligations related to the Transit-Oriented Development (TOD) project, and security investments in support of economic development objectives. The Board directed staff to continue exploring options that reflect a balanced funding strategy—one that supports Clearfield's goals for vibrant public art without compromising critical infrastructure and economic development initiatives.

The Board also discussed the cultural and visual impact of installing aircraft-themed art—specifically, static plane and jet displays—in public plazas and downtown areas. Recognizing the potential of these installations to serve as iconic features, Director Shepherd proposed a funding cap of $100,000 from CDRA resources to support the plane project.

Additionally, any opportunities related to strategic property acquisition or public art/placemaking will be evaluated by Staff and presented to the Board for consideration. Since these opportunities are not specifically outlined in the current budget, any action taken would require the Board to consider a budget amendment to allocate these additional costs.

<u>**CORRESPONDING POLICY PRIORITIES**</u>

- Improving Clearfield's Image, Livability, and Economy
- Providing Quality Municipal Services

The CDRA Board’s commitment to utilizing the RDA tools provided by the state helps us ”Improve Clearfield’s Image, Livability and Economy” by promoting high quality economic development throughout the city. Moreover, the efforts of the CDRA go a long way to help create a place where people want to be.

HEDGEHOG SCORE

N/A

FISCAL IMPACT

Total CDRA revenues are estimated to be $2,563,653 with expenditures (including the housing set-aside and Crush incentive) at $2,282,182 resulting in a net contribution to the CDRA's fund balance of $281,471.

ALTERNATIVES

The CDRA budget is straight-forward. Operations are handled in the General Fund and covered by the "CDRA Administration" transfer from the CDRA to the General Fund. Incentive payments are obligations governed by agreements that are in place. There are some funds available for discretionary use, but they should be used in their respective project areas and in ways that are consistent with the purposes of the CDRA and the project area plans.

SCHEDULE / TIME CONSTRAINTS

Adoption of the final budget is required by State law. Tentative Budget was reviewed and approved by the CDRA Board during the regular meeting on May 13th.

LIST OF ATTACHMENTS

- Summary chart of FY26 CDRA budget
- Detailed FY26 CDRA budget

FY26 CDRA Budget

	RDA 6	RDA 8	RDA 9	RDA 10	EDA 3 (ATK)	Clfd Stn CDA (1)	Lifetime Products CRA	General CDRA	Fund 20 Total
Revenue									
Tax Increment Revenue	$ 138,080	$ 421,803	$ 354,442	$ 302,621	$ 584,143	$ 255,677	$ 406,887		$2,463,653
Interest Earnings								$100,000	$100,000
Total:	$138,080	$421,803	$354,442	$302,621	$584,143	$255,677	$406,887	$100,000	$2,563,653
Expenditures and Transfers									
TRNF to GF: CAFC Sales Tax Bond Payment	$377,766	$85,000	$133,800	$180,000					$776,566
TRNF to GF: CS Sales Tax Bond Payment						$398,812			
TRNF to GF: CDRA Administration	$2,000	$30,000	$30,000	$10,000	$29,207	$12,784	$20,344		$134,335
Incentive Payments*					$478,977		$345,854	$196,450	$1,021,281
Housing Set-Aside							$40,689		
Other Projects			$ 350,000						$350,000
Total:	$379,766	$115,000	$513,800	$190,000	$508,184	$411,596	$406,887	$196,450	$2,282,182
Contribution to/(use of) Fund Balance:**	-$241,686	$306,803	-$159,358	$112,621	$75,959	-$155,919	$0	-$96,450	$281,471
Expiration Year (fiscal):	2031	2026	2027	2027	2032	2040	2037		

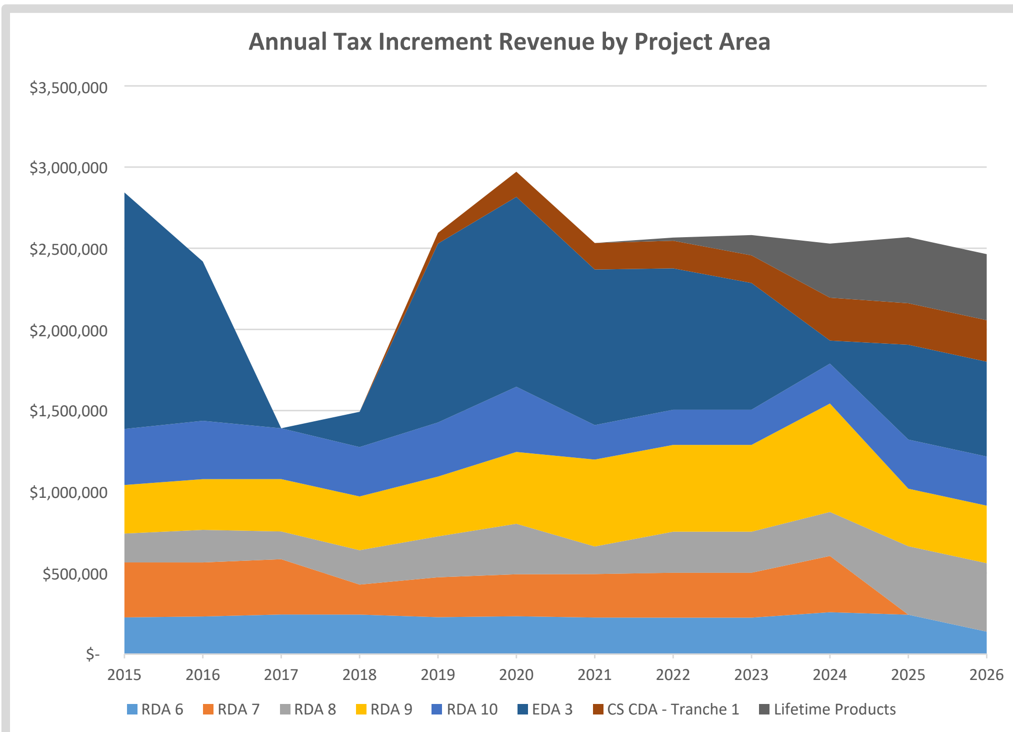
700 S powerline/telecommm undergrounding ($350K)

*Incentive payments in FY26 will be made for Northrop Grumman (EDA 3), and Lifetime Products (CRA), and Crush Golf and Grill.

**Fund balance from RDA project areas will accumulate over the next several years in order store up sufficient funds to service the sales tax bond in the future.

Pending matters: powerline undergrounding; streetscape; pedestrian bridges; structured parking; strategic property acquisition, public art installations/murals?

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
RDA 6	$ 226,028	$ 231,611	$ 243,741	$ 243,238	$ 227,326	$ 232,970	$ 225,084	$ 224,391	$ 224,391	$ 257,965	$ 242,589	$ 138,080
RDA 7	$ 338,716	$ 332,904	$ 340,680	$ 184,839	$ 245,755	$ 258,755	$ 267,783	$ 276,716	$ 276,716	$ 346,397	$ -	
RDA 8	$ 177,867	$ 200,653	$ 171,052	$ 211,716	$ 251,991	$ 311,024	$ 169,994	$ 252,817	$ 252,817	$ 271,100	$ 421,803	$ 421,803
RDA 9	$ 299,028	$ 312,489	$ 322,439	$ 331,267	$ 368,477	$ 442,415	$ 535,458	$ 534,668	$ 534,668	$ 667,938	$ 354,442	$ 354,442
RDA 10	$ 345,169	$ 359,348	$ 313,107	$ 304,154	$ 333,417	$ 401,550	$ 212,319	$ 216,707	$ 216,707	$ 246,020	$ 302,621	$ 302,621
EDA 3	$ 1,456,826	$ 981,334	$ -	$ 217,335	$ 1,101,843	$ 1,169,758	$ 958,364	$ 870,851	$ 780,663	$ 141,906	$ 584,143	$ 584,143
CS CDA - Tranche 1					$ 66,239	$ 154,859	$ 163,273	$ 170,163	$ 170,163	$ 264,215	$ 255,677	$ 255,677
Lifetime Products								$ 19,412	$ 125,140	$ 333,133	$ 406,887	$ 406,887
TOTAL TAX INCREMENT	$ 2,843,633	$ 2,418,339	$ 1,391,019	$ 1,492,549	$ 2,595,047	$ 2,971,331	$ 2,475,085	$ 2,546,311	$ 2,581,263	$2,528,674.00	$2,568,162.00	$2,463,653.00



FY 2026 Revenue Budget

	FY23 Actuals	FY24 Actuals	FY25 Budget	FY26 Budget	Change '25 to '26
CDRA | 20					
Taxes					
311103 ATK EDA	643,186	613,520	613,520	584,143	(29,377)
311106 RDA #6	257,803	242,859	242,859	138,080	(104,779)
311107 RDA #7	346,397	487,795	-	-	-
311108 RDA #8	275,477	406,359	406,359	421,803	15,444
311109 RDA #9	666,254	665,629	665,629	354,442	(311,187)
311110 RDA #10	246,020	283,541	283,541	302,621	19,080
311111 Clfd Station CDA	263,893	258,087	258,087	255,677	(2,410)
311112 Lifetime CRA	333,133	386,849	386,846	406,887	20,041
Taxes Total	**3,032,163**	**3,344,639**	**2,856,841**	**2,463,653**	**(393,188)**
Miscellaneous					
361001 Interest Earnings	274,020	549,301	100,000	100,000	-
369001 Misc Revenues	1,397	17,291	-	-	-
Miscellaneous Total	**275,417**	**566,592**	**100,000**	**100,000**	**-**
Beginning Fund Balance to be Appropriated			**1,255,743**	**1,626,857**	
CDRA | 20 Total	**3,307,580**	**3,911,231**	**4,212,584**	**4,190,510**	**(22,074)**

FY 2026 Expenditure Budget

	FY23 Actuals	FY24 Actuals	FY25 Budget	FY26 Budget	Change '25 to '26
CDRA | 20					
204611 CED Administration					
Materials & Services					
645004 Developer Increments	-	-	-	196,450	196,450
Materials & Services Total	**-**	**-**	**-**	**196,450**	**196,450**
204611 CED Administration Total	**-**	**-**	**-**	**196,450**	**196,450**
204615 CED Administration					
Materials & Services					
662001 Miscellaneous Services	-	-	350,000	350,000	-
Materials & Services Total	**-**	**-**	**350,000**	**350,000**	**-**
Transfers					
691001 Trnf Other Funds	-	-	675,000	-	(675,000)
691004 Trnf GF	263,800	244,836	263,800	163,800	(100,000)
Transfers Total	**263,800**	**244,836**	**938,800**	**163,800**	**(775,000)**
204615 CED Administration Total	**263,800**	**244,836**	**1,288,800**	**513,800**	**(775,000)**
204616 RDA #6					
Transfers					
691004 Trnf GF	132,000	132,580	277,365	379,766	102,401
Transfers Total	**132,000**	**132,580**	**277,365**	**379,766**	**102,401**
204616 RDA #6 Total	**132,000**	**132,580**	**277,365**	**379,766**	**102,401**
204617 RDA #7					
Materials & Services					
645004 Developer Increments	70,341	73,218	-	-	-
Materials & Services Total	**70,341**	**73,218**	**-**	**-**	**-**
Transfers					
691004 Trnf GF	156,183	165,000	20,000	-	(20,000)
Transfers Total	**156,183**	**165,000**	**20,000**	**-**	**(20,000)**
204617 RDA #7 Total	**226,524**	**238,218**	**20,000**	**-**	**(20,000)**
204618 RDA #8					
Materials & Services					
645004 Developer Increments	-	50,052	-	-	-
Materials & Services Total	**-**	**50,052**	**-**	**-**	**-**
Transfers					
691004 Trnf GF	135,000	140,000	120,000	115,000	(5,000)
Transfers Total	**135,000**	**140,000**	**120,000**	**115,000**	**(5,000)**
204618 RDA #8 Total	**135,000**	**190,052**	**120,000**	**115,000**	**(5,000)**
204619 RDA #10					
Transfers					
691004 Trnf GF	215,000	225,000	195,000	190,000	(5,000)
Transfers Total	**215,000**	**225,000**	**195,000**	**190,000**	**(5,000)**
204619 RDA #10 Total	**215,000**	**225,000**	**195,000**	**190,000**	**(5,000)**

FY 2026 Expenditure Budget

	FY23 Actuals	FY24 Actuals	FY25 Budget	FY26 Budget	Change '25 to '26
204623 ATK EDA					
Materials & Services					
645004 Developer Increments	714,097	-	1,720,269	1,988,493	268,224
Materials & Services Total	**714,097**	**-**	**1,720,269**	**1,988,493**	**268,224**
Transfers					
691004 Trnf GF	39,033	32,159	30,676	29,207	(1,469)
Transfers Total	**39,033**	**32,159**	**30,676**	**29,207**	**(1,469)**
204623 ATK EDA Total	**753,130**	**32,159**	**1,750,945**	**2,017,700**	**266,755**
204624 Clearfield Station CDA					
Transfers					
691004 Trnf GF	8,508	13,195	212,310	411,596	199,286
Transfers Total	**8,508**	**13,195**	**212,310**	**411,596**	**199,286**
204624 Clearfield Station CDA Total	**8,508**	**13,195**	**212,310**	**411,596**	**199,286**
204625 Lifetime CRA					
Materials & Services					
645004 Developer Increments	283,163	328,819	328,822	345,854	17,032
Materials & Services Total	**283,163**	**328,819**	**328,822**	**345,854**	**17,032**
Transfers					
691004 Trnf GF	-	16,657	19,342	20,344	1,002
Transfers Total	**-**	**16,657**	**19,342**	**20,344**	**1,002**
204625 Lifetime CRA Total	**283,163**	**345,476**	**348,164**	**366,198**	**18,034**
CDRA | 20 Total	**2,017,125**	**1,421,516**	**4,212,584**	**4,190,510**	**(22,074)**

Clearfield City
we've got it made

STAFF REPORT

TO: Mayor Shepherd and City Council Members

FROM: Spencer Wayne Brimley, Assistant City Manager

MEETING DATE: May 27, 2025

SUBJECT: Action for the dissolution of RDA 7 (Ordinance and Resolution)

RECOMMENDED ACTION

Discussion and possible action by the CDRA Board for the dissolution of the plan and project area of RDA 7 and approve the Chair's signature to any necessary documents. The Board will need to approve a Resolution, and the City Council will need to approve an Ordinance, to process the dissolution.

DESCRIPTION / BACKGROUND

During a work session meeting on April 1, 2025, Staff discussed with the CDRA Board the need to dissolve RDA 7 given that it expired in 2024. With the expiration and requested dissolution of RDA 7, we will no longer be making incentive payments to the City Centre mixed-use development (FY24 included the final incentive payment) nor will we be collecting TIF for this project. However, without the legal dissolution of the project it remains in place in theory, for all the taxing entity participants

The project area was created February 20, 1991, with ordinance 91-4. The RDA project was approved to run for a 25-year term and has now run its course and is now expired (including a seven-year extension, as authorized by state law for a time). To maintain appropriate records of the county and in accordance with rules governing RDA activities, the Project known as RDA 7 needs to be dissolved. The fiscal impact is a result of the expiration of the RDA, as it will no longer receive increment for the purposes outlined in the project area plan, but there is fund balance to be expended over time. However, it is important to note that the dissolution of the RDA is primarily a formality and does not directly result in a specific fiscal impact.

FY24 (Tax Year 2023) was the final year for RDA 7. With the expiration of RDA 7, we no longer make incentive payments to the City Centre mixed-use development (FY24 was the final incentive payment). RDA 7 does have approximately $580K in remaining funds, and State law will require that we spend those funds within the next few years.

Dissolution Process:
Utah Code 17C-1-702 - Project area dissolution -- Use of unexpended funds for housing.

(1) Regardless of when a project area funds collection period ends, the project area remains in existence until:

(a) the agency adopts a resolution dissolving the project area; and

(b) the community legislative body adopts an ordinance dissolving the project area.

(2) The ordinance described in Subsection (1)(b) shall include:

(a) the name of the project area; and

(b) a project area map or boundary description.

(3) Within 30 days after the day on which the community legislative body adopts an ordinance described in Subsection (1)(b), the community legislative body shall:

(a) submit a copy of the ordinance to the county recorder of the county in which the dissolved project area is located; and

(b) mail or electronically submit a copy of the ordinance to the county auditor, the State Tax Commission, the State Board of Education, and each taxing entity that levies or imposes a tax on property within the dissolved project area.

(4)

(a) As used in this Subsection (4), "dormancy period" means a period that ends the later of:

(i)five years after the project area funds collection period ends; and

(ii)five years after the effective date of this section.

(b) An agency with project area funds remaining at the end of the dormancy period shall use the unexpended funds as provided in Subsection 17C-1-412(1)(b).

CORRESPONDING POLICY PRIORITIES

- Improving Clearfield's Image, Livability, and Economy
- Providing Quality Municipal Services

HEDGEHOG SCORE

No analysis was completed for this item since it is required by statute that all RDA projects are dissolved, including their associated plans at the time the project has been completed.

FISCAL IMPACT

The project area has ended its natural time and duration and is required to be closed. There is no negative fiscal impact, but staff sees the ending balance as a positive fiscal impact as those funds can be leveraged moving forward. Additionally, all the incremental value realized over the duration of the project will be captured fully by each of the taxing entities.

ALTERNATIVES

There are no alternatives to consider, as the window for extension has passed. A new redevelopment project area could be planned and implemented in this area. Staff is not recommending this at this time, but if the council desired it could be an appropriate option in the future.

SCHEDULE / TIME CONSTRAINTS

There is no hard and fast deadline on this request, but management of the project area is required until such time that it is legally dissolved.

LIST OF ATTACHMENTS

- Attachment #1 - Resolution 2025R-02 CDRA Dissolve Project Area
- Attachment #2 - Ordinance 2025-13 CDRA Dissolve Project Area
- Attachment #3 - Project Area Boundary Detail Map

E 2839552 B 6167 P 79-93
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
12/18/2014 09:12 AM
FEE $0.00 Pgs: 15
DEP RT REC'D FOR CLEARFIELD CITY (
ORP

ORDINANCE 91-4

AN ORDINANCE OF THE CITY OF CLEARFIELD ADOPTING A REDEVELOPMENT PLAN ENTITLED "WEST SIDE CENTRAL BUSINESS DISTRICT PROJECT AREA PLAN", DATED April 9, 1991 THE THIRD OFFICIAL REDEVELOPMENT PLAN OF CLEARFIELD CITY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLEARFIELD, UTAH:

1. That Sections 1 through 7 to be titled West Side Central Business District Project Area Plan dated April 9, 1991 be adopted as part of the revised ordinances of the City of Clearfield, Utah to read as follows:

Section 1 DEVELOPMENT PLAN OFFICIALLY DESIGNATED

The "West Side Central Business District Project Area Plan", dated April 9, 1991 (hereafter referred to as the Redevelopment Plan) is hereby designated as the official redevelopment plan of the project area.

Section 2 PROJECT BOUNDARIES

The legal description of the boundaries of the project area is as follows:

Beginning at a point which is on the south line of the southwest quarter of Section 1, Township 4 North, Range 2 West, Salt Lake Base and Meridian Survey, located in the City of Clearfield, County of Davis, Utah, said point being East 220 feet more or less from the southwest corner of said southeast quarter, said Section 1, said point also being at the intersection of the southwest line of State Highway 126 (U.S. Highway 91) and said southline of said southeast quarter section thence east along said southline of said southeast quarter section 70.0 feet to the centerline of said Highway 126; thence northwesterly along said centerline of said Highway 126 a distance of 535.0 feet; thence northwesterly along the centerline of Highway 126 1,530.0; thence northwesterly 1,340.0 feet more or less to the northline of the southwest quarter section of said section 1; thence northwesterly along the centerline of said Highway 126 1,280.0 feet more or less to the intersection of said highway centerline and the westline of the northwest quarter of said section 1; thence north along said westline of said northwest quarter 430.0 feet; thence west 40.0 feet to the westline of said Highway 126; thence west 521.0 feet; thence southwesterly 180.6 feet more or less to the northwest corner of the Davis County Recorder's Parcel #12-020-0076; thence southwesterly 210.0 feet more or less to the southwest line of the Union Pacific Railroad property line; thence south 29 degrees 56' East 500.0 feet along said Railroad property southwest line; thence northeasterly 210.0 feet to the northeast line of said Railroad property; thence southeasterly along said Railroad property northeast line 232.4 feet;

thence southeasterly along said northeast line of said railroad property 600.0 feet more or less to the south corner of parcel #12-020-0034; thence south along the west line of Main Street 150.0 feet more or less to the south line of the northeast quarter of Section 2 township 4 North, Range 2 West; thence west along the southline of the Northeast quarter of said section 2, a distance of 180.0 feet; thence southeasterly along the southwest line of the southeast leg of 200 South Street 420.0 feet more or less to the eastline of the southeast quarter of said section 2, thence south along said eastline of said southeast quarter, (said eastline also being the centerline of Main Street) 2,257.25 feet more or less to the southwest corner of the southwest quarter of Section 1, Township 4 North, Range 2 West, SLB&M; thence east along the south line of said southwest quarter of said Section 1 (said southline also being the centerline of 700 South Street) 1,530.0 feet to the southline of the southwest quarter of said section 1 at its intersection with the eastline of the Union Pacific Railroad property; thence east along said southline 1,125.0 feet more or less to the southeast corner of said quarter section; thence east 220.0 feet more or less to the point of beginning.

Section 3 PURPOSES OF REDEVELOPMENT PLAN

The purposes and intent of the Clearfield City Council, with respect to the project area, is to accomplish the following purposes by adoption of the Redevelopment Plan.

a. Removal of structurally substandard buildings to permit the return of the project area land to economic use and new construction.

b. Removal of impediments to land disposition and development through assembly of land into reasonably sized and shaped parcels served by improved public utilities and new community facilities.

c. Rehabilitation of buildings to assure sound long term economic activity in the core area of Clearfield City.

d. The elimination of environmental deficiencies, including, among others, small and irregular lot subdivision, overcrowding of the land and inadequate off-street parking.

e. Achievement of an environment reflecting a high level of concern for architectural and urban design principles developed through encouragement, guidance, appropriate controls and professional assistance to owner participants and redevelopers.

f. Implement the tax increment financing provisions of the Utah Neighborhood Act, which is incorporated herein by reference and made a part of this ordinance.

g. The strengthening of the tax base and economic health of the entire community and of the State of Utah.

h. Provisions for improvements to public streets, curbs and sidewalks, other public rights-of-way, street lights, landscaped area, public parking and other public improvements.

Section 4 PLAN INCORPORATED BY REFERENCE

The Redevelopment Plan is incorporated herein by reference and made a part of this ordinance. Three copies of said plan shall be filed and maintained in the office of the City Recorder for public inspection.

Section 5 ADOPTION OF OWNER PARTICIPATION RULES

The owner participation rules adopted by the Clearfield City Redevelopment Agency and attached as a part of the plan, are incorporated herein and are made a part of this ordinance. They shall become effective upon adoption of the ordinance.

Section 6 COUNCIL FINDINGS

The Clearfield City Council hereby determines and finds the following:

a. The project area above described is a "blighted area" as defined in Section 17A-2-1202, UCA 1953, as amended, and that the redevelopment of said area is necessary to effectuate the public purposes set forth in the Utah Neighborhood Development Act and public purposes intended by the establishment of the Clearfield City Redevelopment Agency.

b. The redevelopment plan would redevelop the above described area in conformity with the Utah Neighborhood development Act and is in best interests of the public peace, health, safety and welfare of the area and the community.

c. The adoption and carrying out of the plan is feasible and economically sound.

d. The redevelopment plan conforms to and is compatible with the master plan of the Clearfield City.

e. The carrying out of the redevelopment plan will promote the public peace, health, safety and welfare of the community and will effectuate the purposes and policy of the Utah Neighborhood Development Act.

f. The condemnation of the real property, if and as provided for in the redevelopment plan, is necessary to the execution of the redevelopment plan and adequate provisions have been made for the payment of said property to be acquired as required by law.

g. The Clearfield City Redevelopment Agency has a feasible plan for the relocation of persons, if any, to be temporarily or permanently displaced from housing facilities in the project area.

h. Persons displaced from the project area, if any, are able to find or will be able to find either in the project area or in areas not generally less desirable in regard to public utilities and public and commercial facilities, and at rents or prices within their financial means and available to them, decent, safe and sanitary dwellings equal in number to the number of dwellings displaced and reasonably accessible to their places of employment.

Section 7 HOUSING FACILITIES

The Clearfield City Council is satisfied that permanent housing facilities will be available within three years from the time occupants of the project area, if any, are displaced, and that pending the development of such facilities, temporary housing at comparable rents to those existing at the time of the displacement will be available in the general area.

Section 8 TAX INCREMENT FINANCING

This ordinance incorporates the provisions of tax increment financing permitted by the Utah Neighborhood Development Act and specifically Section 17A-2-1247, UCA, 1953 as amended, which provides as follows:

a. Any redevelopment plan may contain a provision that taxes, if any, levied upon taxable property in a redevelopment project each year by or for the benefit of the State of Utah, any city, county, city and county, district or other public corporation (hereinafter sometimes called "Taxing Agencies") after the effective date of this Ordinance shall be divided as follows:

   1. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of the taxing agencies upon the total sum of the assessed value of the taxable property in the redevelopment project as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds of the respective taxing agencies as taxes by or

for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory in a redevelopment project on the effective date of such Ordinance but to which such territory has been annexed or otherwise included after such effective date, the assessment roll of the county last equalized on the effective date of the Ordinance shall be used in determining the assessed valuation of the taxable property in the project on the effective date); and, . . .

2. In a redevelopment project with a redevelopment plan adopted after April, 1983, that portion of the levied taxes each year in excess of the amount allocated to and when collected paid into the funds of the respective taxing agencies under subsection (1) shall be allocated to and when collected shall be paid into a special fund of the redevelopment agency according to the limits set forth in subsection (3) to pay the principal and interest on loans, money advanced to, or indebtedness (whether funded, refunded, assumed or otherwise) included in such redevelopment agency after April 1, 1983, to finance or refinance, in whole or in part, such redevelopment.

   Payment of tax revenues to the redevelopment agency shall be subject to and shall except uncollected or delinquent taxes in the same manner as payments of taxes to other taxing agencies are subject to collection. Unless and until the total assessed valuation of the taxable property in a redevelopment project exceeds the total assessed value of the taxable property in such project as shown by the last equalized assessment roll referred to in subsection (a)(1) of this section, all of the taxes levied and collected upon the taxable property in such redevelopment project shall be paid into the funds of the respective taxing agencies. When such loans, advances and indebtedness, if any, any interest thereon, have been paid, taxable property in such redevelopment project shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.

3. For purposes of subsection (2) to the maximum amounts which shall be allocated to and when collected shall be paid into the special fund of the redevelopment agency may not exceed the following percentages:

(i) For a period of the first five (5) years commencing from the first tax year a redevelopment agency accepts an amount allocated to and when collected paid into a special fund of the redevelopment agency to pay the principal of and interest on loans, money advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) which loans, advances, or indebtedness are incurred by such redevelopment agency after April 1, 1983, one hundred percent (100%) of that portion of the levied taxes each year in excess of the amount allocated to and when collected paid into the funds of the respective taxing agencies under subsection (1);

(ii) For a period of the next five (5) years, eighty percent (80%) of the levied taxes each year in excess of the amount allocated to and when collected paid into the funds of the respective taxing agencies under subsection (1);

(iii) For a period of the next five (5) years, seventy-five percent (75%) of that portion of the levied taxes each year in excess of the amount allocated to and when collected paid into the funds of the respective taxing agencies under subsection (1);

(iv) For a period of the next five (5) years, seventy percent (70%) of that portion of the levied taxes each year in excess of the amount allocated to and when collected paid into the funds of the respective taxing agencies under subsection (1);

(v) For a period of the next five (5) years, sixty percent (60%) of that portion of the levied taxes each year in excess of the amount allocated to and when collected paid into the funds of the respective taxing agencies under subsection (1).

4. Nothing contained in subsection (a)(2), and (a)(3) shall prevent an agency from receiving a greater percentage than those set forth in subsection (a)(3) of the levied taxes of any local taxing agency each year in excess of the amount allocated to and when collected paid into funds of the respective local taxing agency if the governing body of such local taxing agency consents in writing.

3. In the opinion of the Clearfield City Council, it is necessary to health and safety of the inhabitants of the City that this ordinance becomes effective immediately upon its adoption and publication or posting.

PASSED, ADOPTED AND ORDERED PUBLISHED BY THE Clearfield City Council this 9th day of April, 1991.

CITY OF CLEARFIELD, UTAH

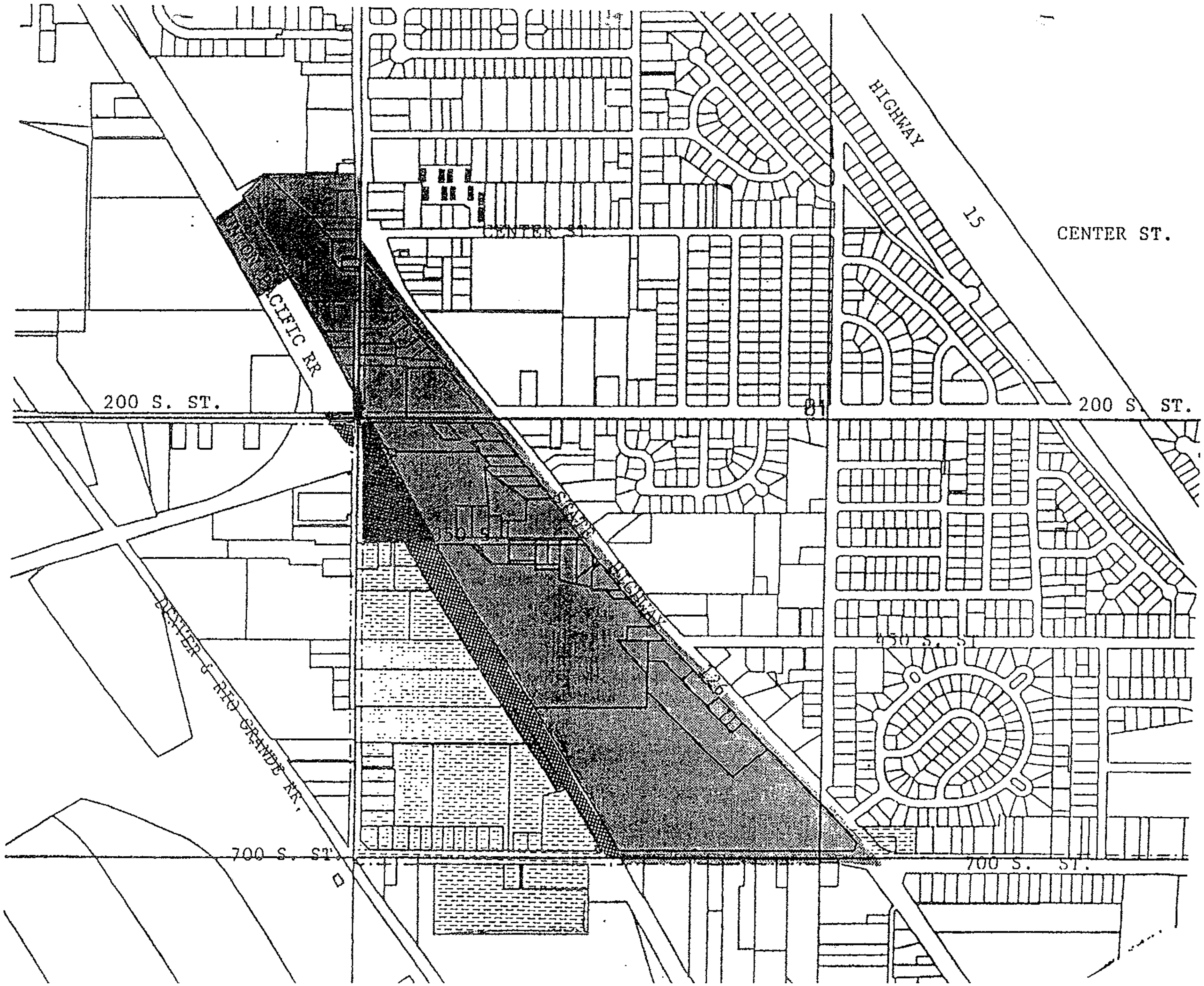
By: Neldon L. Hamblin
Mayor

ATTEST:

Richard B. Smith
City Recorder

DATE OF FIRST POSTING OR PUBLICATION: April 26, 1991

CLEARFIELD CITY
CORPORATE SEAL
A MUNICIPAL CORPORATION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DENVER & RIO GRANDE RR.

AFFIDAVIT OF POSTING

I, Richard B. Waite, the City Recorder for Clearfield City, a Municipal Corporation, by these presents do hereby affirm and certify that I personally posted this day at each of the locations listed below, copies of ordinance number 91-4 of Clearfield City adopting a redevelopment plan known as "West Side Central Business District Project Area Plan", for the required 60-day public review and inspection.

I posted copies of the passed ordinance for display to the public at the Office of the City Recorder, Clearfield City Hall, 140 East Center Street, Clearfield, Utah, at the Community First Bank, 180 South State Street, Clearfield, Utah, and at the North Branch of the Davis County Library, 562 South 1000 East, Clearfield, Utah.

POSTING DATE: APRIL 26, 1991

POSTING REMOVAL DATE: JUNE 25, 1991

Richard B. Waite
Clearfield City Recorder

CLEARFIELD CITY CORPORATE SEAL A MUNICIPAL CORPORATION

DO NOT REMOVE THIS NOTICE UNTIL POSTING REMOVAL DATE

CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY

RESOLUTION 2025R-02

A RESOLUTION TERMINATING AND DISSOLVING REDEVELOPMENT PROJECT AREA 7 WITHIN THE WESTSIDE CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA PLAN

WHEREAS, the CLEARFIELD City Community Development and Renewal Agency (the "Agency") and CLEARFIELD City adopted a Project Area Plan (the "Project Area Plan") for the Westside Central Business District Project Area (the "Project Area") February 20, 1991, pursuant to the Utah Limited Purpose Local Government Entities – Community Reinvestment Agency Act, Title 17C of the Utah Code Annotated ("UCA") and its predecessor statutes (the "Act"); and

WHEREAS, pursuant to Utah Code Ann. § 17C-1-702, a project area remains in existence until a resolution dissolving the project area is adopted by the Community Development and Renewal Agency of Clearfield City (the "Agency") and an ordinance is adopted by the legislative body; and;

WHEREAS, the Board of the Clearfield City Community Development and Renewal Agency has determined that it is in the best interest of Clearfield City to dissolve the project area listed in Exhibit A; and

WHEREAS, the Agency shall not collect any further tax increment from the Project Area listed in Exhibit A; and

WHEREAS, any outstanding funds or obligations pertaining to any of the Project Area listed in Exhibit A will be subject to the terms and conditions of that Project Area Plan;

NOW, THEREFORE, be it resolved by the Board of the Clearfield Community Development and Renewal Agency that Project Area 7 within the Westside Central Business District Redevelopment Project Area Plan as described in 'Exhibit A' is hereby dissolved.

Approved and adopted this 27th day of May, 2025.

ATTEST:	CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY
____________________________	________________________________
Nancy R. Dean, City Recorder	Tim Roper, Chair

VOTE OF THE BOARD

AYE:

NAY:

CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY

RESOLUTION 2025R-03

A RESOLUTION APPROVING AND ADOPTING A BUDGET FOR CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY FOR FISCAL YEAR 2026, BEGINNING JULY 1, 2025 AND ENDING JUNE 30, 2026, AND APPROPRIATING FUNDS FOR THE PURPOSES SET FORTH THEREIN

WHEREAS, a tentative and proposed budget has been prepared and presented to the Board as required by law; and

WHEREAS, on May 13, 2025, the Clearfield Community Development and Renewal Agency approved the tentative budget; and

WHEREAS, a public hearing was advertised as provided by law for Tuesday, May 27, 2025 at 7:00 p.m.; and

WHEREAS, said public hearing was duly held and all persons present to be heard having been heard; and

WHEREAS, the creation of the budget is governed by established financial policies and statements; and

WHEREAS, the Board has duly and fully considered the proposed budget and it now being necessary that a final budget for fiscal year 2026, beginning July 1, 2025 and ending June 30, 2026, be passed and adopted for said Clearfield Community Development and Renewal Agency;

NOW, THEREFORE, be it resolved by the Board of the Clearfield Community Development and Renewal Agency that the CDRA fiscal year 2026 budget, a copy of which is attached hereto and incorporated herein by this reference, is approved and adopted this 27th day of May, 2025.

ATTEST:	CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY
______________________________	__________________________________
Nancy R. Dean, Secretary	Tim Roper, Chair

VOTE OF THE BOARD

AYE:

NAY:

ABSENT: