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.

<u>DISCUSSION ON THE DISSOLUTION OF RDA 7</u>

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 27th day of May 2025

/s/ Tim Roper, Chairman

ATTEST:

/s/ Nancy R. Dean, City Recorder

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

/s/ Nancy R. Dean, City Recorder