

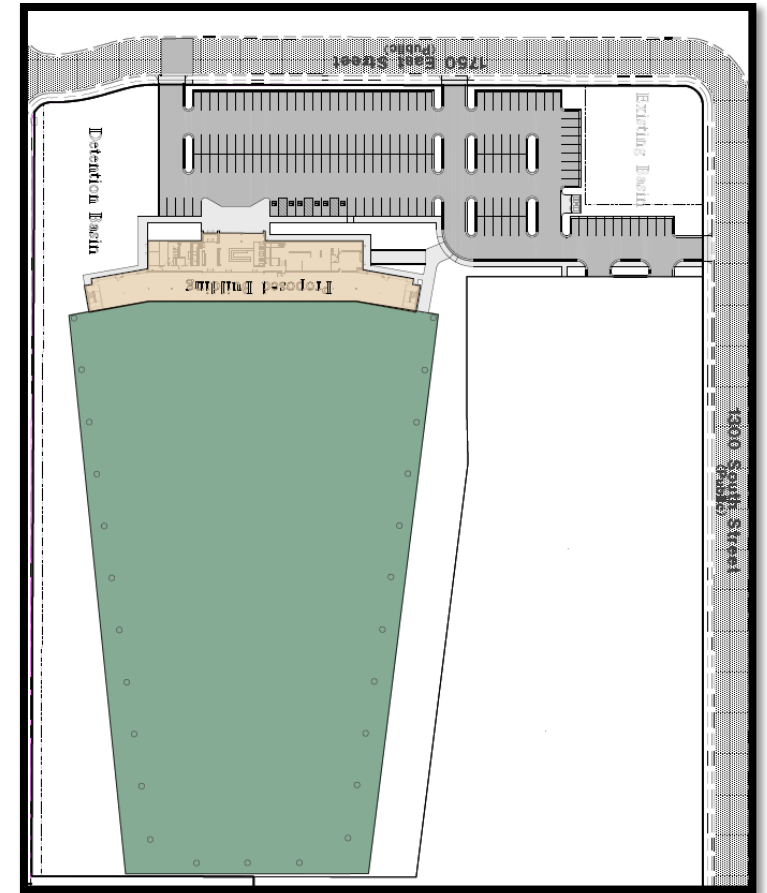
Clearfield Crush – Agreement

June 24, 2025



Clearfield Crush Golf and Grill

- 9 of the 17 acres
 - Approximate \$11MM investment
 - 32K SF building, with surrounding retail (future)
 - Land use granted/permit ready to issue
 - Site work began June 11th
 - Tentative opening May 2026
 - Annual reporting from owner



Incentive Compliance

County Median				\$ 108,058.00
70% of County Median				\$ 75,641.00
Estimated # of Tract 1258.10 below 75,641				652/1177
Estimated % of Tract 1258.10 below 75,641				55.40%

The qualifying exception pertains to 11-41-103 (2) which states,

“Notwithstanding Subsection (1), a public entity may make a retail facility incentive payment for:

- a) a retail facility located entirely within a census tract in which more than 51% of residents have a household income at or below 70% of the county area median income.



Incentive breakdown: DRAFT vs FINAL

- *Incentive areas: estimated/****(exact amounts)***
 - *Land use application fees - \$3,250/****(\$2,693)***
 - *Permitting fees - \$80,000/****(\$47,050)***
 - *City Impact/connection fees \$13,329/****(\$37,853)***
 - *NDFD - \$1,900/****(\$3,200)***
 - *NDSD - \$68,0905/****(\$37,670)***
 - *Meters - \$1,078/****(\$6,787)***
 - *Usage fees - \$6,960 (6 months up to 60K gallons)*
 - *Code fines and fees (waived) - \$21,450 (no change)*
 - **Total incentive: \$196,450* ***(\$163,663)***



Proposed Incentive Payment

- *Estimated incentive:*
 - *\$196,450*
- *Actual incentive:*
 - *\$163,663*
- *Estimate vs. Actual:*
 - *\$32,787.06 less than estimated amount*