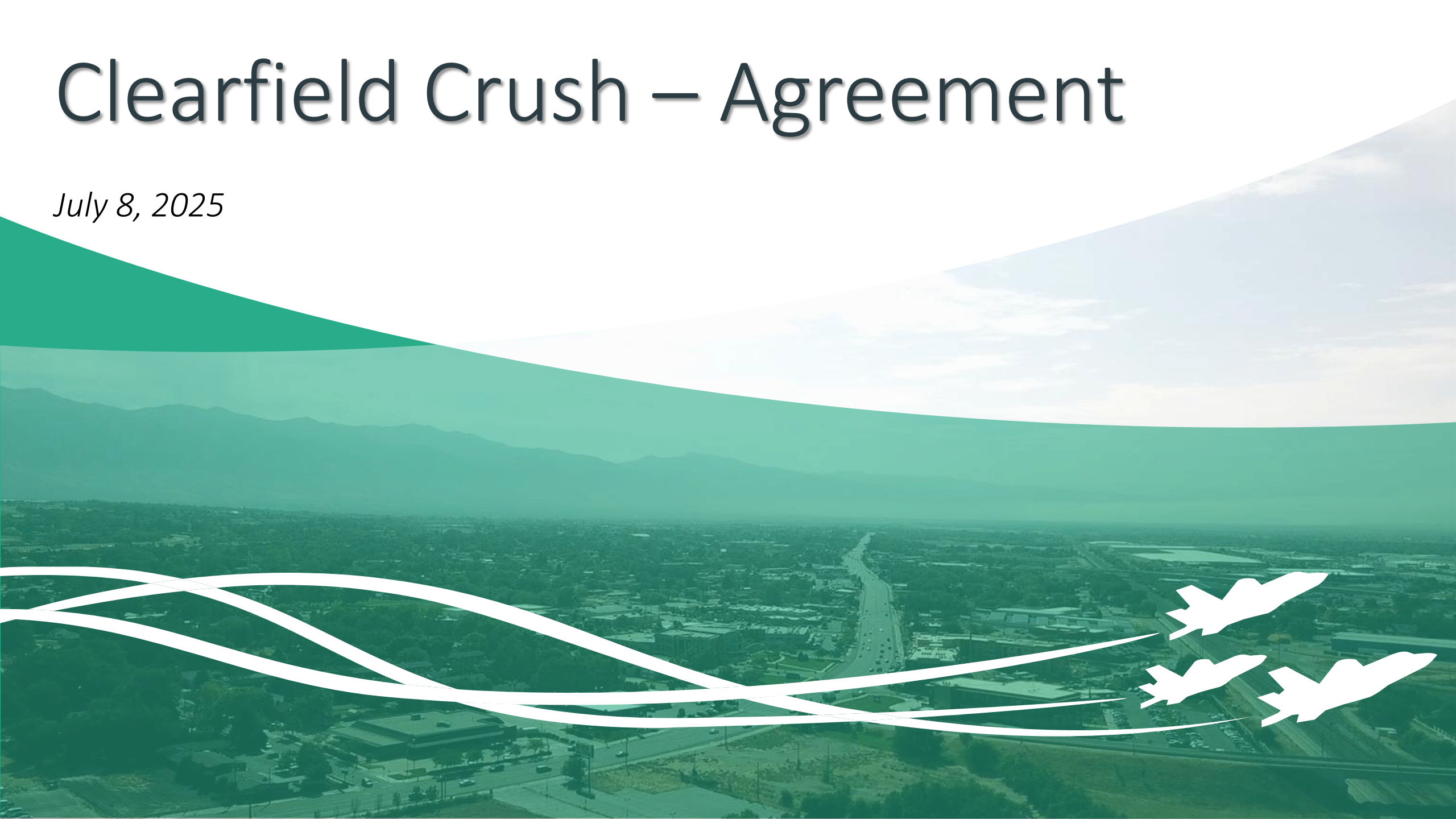


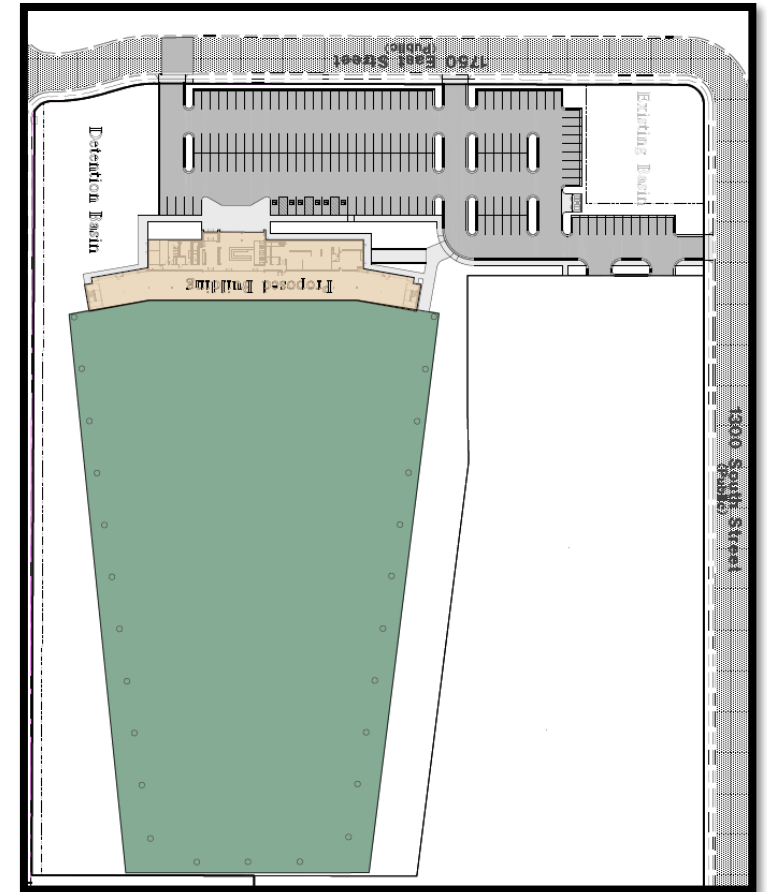
Clearfield Crush – Agreement

July 8, 2025



Clearfield Crush Golf and Grill

- *Approximate \$11MM investment*
- *32K SF building*
- *Land use granted/permit ready to issue*
- *Tentative opening May 2026*
- *Total incentive:*
 - *\$163,663*



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: **FINAL**

- *Incentive areas:*
 - *Land use application fees - \$2,693*
 - *Permitting fees - \$47,050*
 - *City Impact/connection fees - \$37,853*
 - *NDFD - \$3,200*
 - *NDSD - \$37,670*
 - *Meters - \$6,787*
 - *Usage fees - \$6,960 (6 months up to 60K gallons)*
 - *Code fines and fees (waived) - \$21,450 (no change)*
 - **Total incentive: \$163,663*



Action:

- Approve the Economic Development Incentive Agreement with Crush Golf and Grill and authorize the mayor's signature to any necessary documents.
- Approve the Economic Development Incentive Agreement with Crush Golf and Grill and authorize the chair's signature to any necessary documents