

Clearfield Job Corps Campus

Prepared for Clearfield City

Section 1: Property Summary

The Clearfield Job Corps campus comprises approximately 70.52 acres, with 12 improved multipurpose buildings and dormitory facilities totaling nearly 938,000 square feet of building area. This includes approximately 649,610 square feet of multipurpose space and 288,243 square feet of dormitory space.

Key Property Statistics:

- Parcel ID: 120650141
- Total Site Acreage: 70.52 acres
- Improved Buildings: 12 (multipurpose and dorms)
- Multipurpose Buildings Total: 649,610 sq ft
- Dormitory Buildings Total: 288,243 sq ft
- Grand Total Building Area: 937,853 sq ft

Section 2: Federal Law & Disposal Process

By statute, federal property disposals are governed by the Federal Property and Administrative Services Act (40 U.S.C. §§ 521–524). The General Services Administration (GSA) oversees the process.

The sequence is as follows:

1. ****Federal Screening**** – Property must first be screened to determine whether another federal agency requires it.
2. ****Homeless Assistance Screening**** – Under Title V of the McKinney-Vento Homeless Assistance Act (42 U.S.C. § 11411), HUD must review whether the property can be used for homeless services.
3. ****Public Benefit Conveyances (PBCs)**** – Eligible local/state entities may apply to use the property for limited purposes (parks, schools, law enforcement, etc.) under 40 U.S.C. § 550.
4. ****Public Sale/Auction**** – If no other use applies, property may be sold on the open market.

Without special legislative language, Clearfield City would not have a guaranteed pathway to acquire the Job Corps property until very late in the process.

Section 3: Issue for Clearfield

Clearfield City faces a risk that, if the Job Corps campus is closed, the property could be disposed of in a way that bypasses City priorities. With high housing demand and significant redevelopment potential, the City has a clear interest in securing a preferential position in the disposal process.

Section 4: Proposed Solution

The City should work with Congressman Blake Moore to introduce legislation granting Clearfield City a first right of refusal if the Clearfield Job Corps property is declared surplus. This mirrors precedents under Base Realignment and Closure (BRAC) programs, where local redevelopment authorities have been given direct conveyance rights.

Draft Statutory Language (for discussion):

SEC. __. DISPOSAL OF THE CLEARFIELD JOB CORPS PROPERTY; RIGHT OF FIRST REFUSAL FOR THE CITY OF CLEARFIELD, UTAH.

(a) Definitions.—In this section, the term 'Covered Property' means the real property comprising the Clearfield Job Corps Center located in Clearfield, Utah, including all parcels and improvements identified in Appendix A.

(b) Applicability.—This section applies if the Department of Labor determines that the Covered Property is excess to its needs and reports such excess to the Administrator of General Services under 40 U.S.C. 521 et seq.

(c) Right of First Refusal.—Notwithstanding any other provision of law, before any conveyance, transfer, lease, out-lease, disposal, or public sale of the Covered Property is executed, the Administrator of General Services shall offer to convey the Covered Property to the City of Clearfield, Utah, at fair market value as determined by the Administrator, subject to (1) the screening and notice requirements of 42 U.S.C. 11411 and (2) applicable environmental and historic-preservation laws.

(d) Timing.—The City shall have 90 days from receipt of the Administrator's offer to provide written notice of intent to exercise the right and 12 months thereafter to close, subject to extension for good cause.

(e) Public Benefit Alternatives.—At the City's election, the Administrator may effect conveyance under 40 U.S.C. 550 if the City proposes a qualifying public-benefit use and the sponsoring agency concurs.

(f) Rule of Construction.—Nothing in this section shall be construed to limit Federal screening for other agency needs under 40 U.S.C. 521–524 or to waive Title V requirements under 42 U.S.C. 11411; rather, this section establishes the first right of refusal for the City as the preferred transferee following such screening.

Section 5: Council Action / Next Steps

1. Endorse the concept of pursuing federal legislation granting Clearfield City a first right of refusal.
2. Direct staff and representatives to coordinate with Congressman Moore’s office—specifically Legislative Director Rebekah Rodriguez.
3. Prepare a redevelopment framework or vision plan for the site to strengthen the City’s case in Washington, D.C.
4. Build coalition support with Davis County, the Utah League of Cities and Towns, and state leaders.