

CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY
MEETING MINUTES
7:01 PM POLICY SESSION
July 08, 2025

City Building
55 South State Street
Clearfield City, Utah

PRESIDING: Chairman Tim Roper

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

REMOTE VIA TEAMS: Director Nike Peterson

STAFF PRESENT: City Manager JJ Allen, Assistant City Manager Spencer Brimley, City Attorney Stuart Williams, Police Chief Kelly Bennett, Community Services Deputy Director Curtis Dickson, Deputy Recorder Chersty Titensor,

VISITORS: Tony De Mille

Chairman Roper called the meeting to order at 7:25 p.m.

APPROVAL OF MINUTES

May 27, 2025 – policy session

Director Ratchford moved to approve the May 27, 2025 policy session, seconded by Director Thompson.

RESULT: Passed [6 TO 0]

YES: Director Thompson, Director Peterson, Director Roper, Director Shepherd, Director Wurth, Director Ratchford

NO: None

APPROVAL OF THE ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT WITH CRUSH GOLF AND GRILL

Spencer Brimley, Assistant City Manager, introduced the Deferral / Incentive Agreement with Crush Golf & Grill located in the Legend Hills area. The City agreed to offer a deferral or incentive for the purposes of allowing the project to move forward. The funds proposed were CDRA funds, which required Board action to allow the City to use the funds. He explained there were limitations on incentives that could be given, but the area qualified for an exception under UCA §11-41-103(2) because more than 51% of the residents in the census tracts had a household income at or below 70% of the county area median income. Mr. Brimley provided an outline of the proposed incentive amounts and what fees would be paid with the monies. The total proposed incentive was \$163,663.

Director Shepherd moved to approve the Economic Development Incentive Agreement with Crush Golf and Grill and authorize the Chairman's signature to any necessary documents, seconded by Director Wurth.

RESULT: Passed [6 TO 0]

YES: Director Thompson, Director Peterson, Director Roper, Director Shepherd, Director Wurth, Director Ratchford

NO: None

Director Wurth moved to adjourn at 7:27 p.m., seconded by Director Thompson.

RESULT: Passed [6 TO 0]

YES: Director Thompson, Director Peterson, Director Roper, Director Shepherd, Director Wurth, Director Ratchford

NO: None

**APPROVED AND ADOPTED
This 9th day of December 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, July 08, 2025.

/s/ Nancy R. Dean, City Recorder