CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY
AGENDA AND SUMMARY REPORT
May 26, 2026 - WORK MEETING

Meetings of the City Council of Clearfield City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207 as amended. In such circumstances, contact will be established and maintained via electronic means and the meetings will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

55 South State Street
Third Floor
Clearfield, Utah

***** CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA) TO CONVENE IMMEDIATELY FOLLOWING THE WORK MEETING SCHEDULED AT 6:00 P.M. *****

CALL TO ORDER:
Chair Nike Peterson

SCHEDULED ITEMS:

1. Discussion on the Termination and Dissolutions of RDA 8 Northgate/Eastside CBD

2. Discussion on Establishing Dormancy and Collection compliance for RDA 8

3. Discussion on the Fiscal Year 2027 CDRA Final Budget

*****ADJOURN AS THE COMMUNITY DEVELOPMENT & RENEWAL AGENCY*****

Posted on May 21, 2026.

/s/Chersty Titensor, Deputy City Recorder

The City of Clearfield, in accordance with the 'Americans with Disabilities Act' provides accommodations and auxiliary communicative aids and services for all those citizens needing assistance. Persons requesting these accommodations for City sponsored public meetings, service programs or events should call Nancy Dean at 801-525-2714, giving her 48-hour notice.

The complete public notice is posted on the Utah Public Notice Website - www.utah.gov/pmn/, the Clearfield City Website – ClearfieldCityUT.gov, and at Clearfield City Hall, 55 South State Street, Clearfield, UT 84015. To request a copy of the public notice or for additional inquiries please contact Nancy Dean at Clearfield City, Nancy.dean@clearfieldcityut.gov & 801-525-2700.

CLEARFIELD
UTAH'S MILITARY CITY

STAFF REPORT

TO: CDRA Board of Directors

FROM: Spencer Wayne Brimley, Assistant City Manager

MEETING DATE: May 26, 2026

SUBJECT: Termination and Dissolutions RDA 8 Northgate/Eastside CBD

RECOMMENDED ACTION

Discuss regarding the termination and dissolution of RDA 8 and the required process in preparation for a public meeting to consider approval of the dissolution. The Council must adopt an ordinance and the Agency will adopt a resolution on this matter.

DESCRIPTION / BACKGROUND

The project area was created January 22, 1991, through ordinance 91-2. The RDA project was approved with 165 parcels and was proposed to run for a 25 year term. The project has expired as of December of 2025 for all collection and matters related to the Project Area Plan.

Staff is proposing to terminate and dissolve RDA 8 Northgate/ Eastside CBD project area. The collection years for the project have expired and no additional tax increment is being collected by the CDRA at this time or will be collected in the future. RDA 8 does have approximately $1M in remaining funds, and State law will require that we spend those funds within the next few years, as it expired under previously adopted legislation.

Section 17C-1-702 of the Utah code requires that both the agency board and the community legislative body adopt a resolution and ordinance respectively to terminate a project area regardless of when the funds collection period ends.

CORRESPONDING POLICY PRIORITIES

- Improving Clearfield's Image, Livability, and Economy
- Providing Quality Municipal Services

FISCAL IMPACT

The fiscal impact is a result of the expiration of the RDA, as it will no longer receive increment for the purposes outlined in the project area plan, but there is fund balance to be expended over time.

However, it is important to note that the dissolution of the RDA project is primarily a formality and does not directly result in a specific fiscal impact.

ALTERNATIVES

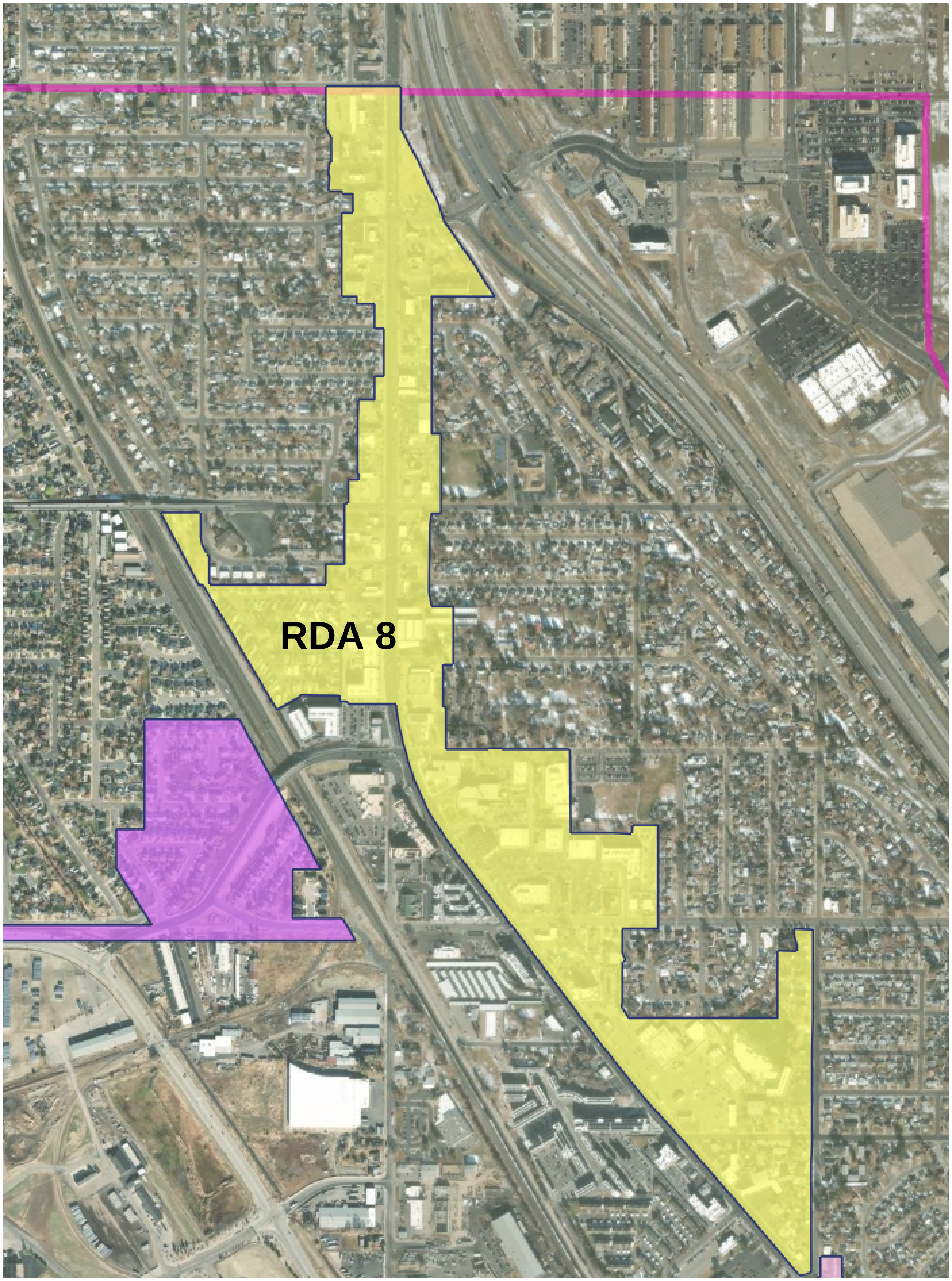
There are no alternatives to consider.

SCHEDULE / TIME CONSTRAINTS

Staff is proposing to dissolve this project area prior to the June 30th reporting cycle to reduce the time required to create the necessary reports on a project that is no longer in operation.

LIST OF ATTACHMENTS

- Project Area Map


RDA 8

CLEARFIELD
UTAH'S MILITARY CITY

STAFF REPORT

TO: CDRA Board Members

FROM: Spencer Wayne Brimley, Assistant City Manager

MEETING DATE: May 26, 2026

SUBJECT: Establishing Dormancy and Collection compliance for RDA 8

RECOMMENDED ACTION

Discussion to establish collection and dormancy compliance for RDA 8 to follow regulations established in Utah Code Ann. 17C-1-702, prior to changes made during the 2026 legislation session through SB 228.

DESCRIPTION / BACKGROUND

Staff has been preparing the required documents to dissolve RDA 8, but in due course of this process the state law regarding RDAs, their life, and the process for dissolution was updated to improve transparency for public and regulatory agencies. Staff has since been able to clearly establish that RDA 8 is in compliance with and will be regulated by the requirements for dissolution of a project area prior to updates via SB 228 that was approved during the 2026 legislative session. Adopting a resolution on this matter is for the express purpose of clearly defining the regulations that would apply to the CDRA for the purpose of TIF collection for the project and regulations for how long funds can be held, managed, and expended.

SB 228 was approved by the legislature during the 2026 session. The regulations for SB 228 went into effect on May 6, 2026, and state,

> **§17C-1-702 Project area dissolution – Dormancy period extension – Unexpended funds**
> "(5) An agency with project area funds remaining at the end of the dormancy period shall return a proportionate share of the unexpended funds to each taxing entity.
>
> (6) Notwithstanding Subsections (1) and (2), a project area that allocated project area funds and began a dormancy period before May 6, 2026, shall:
>
> (a) be dissolved five years after the day on which the project area began the dormancy period; and
>
> (b) distribute any unexpended funds in accordance with Subsection (5)."

CORRESPONDING POLICY PRIORITIES

- Improving Clearfield's Image, Livability, and Economy
- Providing Quality Municipal Services

Oversight and management of CDRA funds and fund balances allow for increased investment into project areas, and implementation of project area plans previously established.

HEDGEHOG SCORE

No analysis was necessary. Our consultant on CDRA related matters suggested adopting a resolution to factually establish compliance with the appropriate laws regulating collection and distribution of CDRA fund balance for RDA 8.

FISCAL IMPACT

The impact of this action will be the ability to allow for greater time to manage and expend funds for community project in accordance with project areas plans and proposals. The passing of the resolution is an action that establishes the appropriate regulations to manage these collected funds.

ALTERNATIVES

The Board could choose not to adopt the resolution. This is not required by statute, but rather a recommendation from our CDRA Consultant which staff agreed with.

SCHEDULE / TIME CONSTRAINTS

Staff is hoping to accomplish this task by the end of June for expediency.

LIST OF ATTACHMENTS

CLEARFIELD
UTAH'S MILITARY CITY

STAFF REPORT

TO:	CDRA Board Members
FROM:	Spencer Wayne Brimley, Assistant City Manager
MEETING DATE:	May 26, 2026
SUBJECT:	FY27 CDRA Final Budget discussion

RECOMMENDED ACTION

Staff recommends the CDRA Board review the FY 2027 Final CDRA Budget prior to the final hearing for adoption on June 9th, 2026.

DESCRIPTION / BACKGROUND

Similar to the process of adopting the City's annual budget, the CDRA Board is required to adopt a Tentative budget and set a public hearing date to receive comment before adopting a final budget. Tentative budget adoption for the CDRA budget took place on May 12th during a regular meeting of the CDRA board. The hearing for this item is scheduled for June 9th. Highlighted in the FY27 CDRA Budget are the funding of development projects and incentives to businesses located within the city.

The Clearfield Community Development and Renewal Agency currently has seven (6) active project areas, four (3) Redevelopment Areas (RDAs), one Economic Development Area (the Northrop Grumman / ATK EDA), the Clearfield Station CDA, and the Lifetime Products Community Reinvestment Area (CRA). The anticipated revenues and expenditures for these project areas are shown on the attached summary sheet.

Since the construction of the Clearfield Aquatic and Fitness Center, the CDRA has serviced the debt associated with the facility. The CDRA is also the conduit for the incentives provided to Northrop Grumman (formerly ATK) and the Lifetime Products expansion. Moreover, pursuant to our recent discussion, the CDRA will also be the funding source for the incentive to Crush Golf & Grill. The transfer to the General Fund for "CDRA Administration" covers the day-to-day redevelopment and economic development efforts of staff, along with the administrative overhead of those functions. There could be other uses for CDRA funds that are not included above, or at a minimum some questions for the board to consider, such as property acquisition for the purpose of consolidation or taking more control of development priorities, not to develop, but rather insure outcomes for project plans and expectations. Much of the discussion for the FY27 CDRA budget took place during a work session on March 24. Staff has provided a summary of some of the more salient points from that discussion in preparation for tentative and final adoption of the CDRA FY27 budget.

Work Session discussion – March 24, 2026
Staff explained that the budget was based on projections due to the absence of finalized distribution data from the County. The purpose of the discussion was to review an early draft budget and consider financial and legislative factors affecting fund allocation and expenditures. Staff referenced recent legislative changes, specifically Senate Bill 228, which reduced the dormancy period for redevelopment project funds from five years to six months, with the option to extend it to two years through a public process and recommended pursuing the full extension where applicable. Staff reviewed timelines for existing redevelopment project areas, noting that one had already closed, another would expire in FY26, and two would expire in FY27 and emphasized that as projects conclude, the timeline to expend remaining funds begins, requiring deliberate planning.

Staff outlined potential uses for remaining funds, including reimbursing the General Fund for a major expansion project, addressing an estimated funding gap for a station project, and applying funds toward debt service, including obligations related to the aquatic center and the (TOD).
The discussion also included potential grant opportunities and alternative funding sources, with board members referencing federal and other programs. Staff emphasized evaluating administrative capacity and return on investment when pursuing grants is an important and should be considered in that analysis.

Board members discussed property acquisition as a strategy to utilize CDRA funds. The City Manager stated that acquiring property could retain value in asset form, extend the usefulness of funds beyond statutory deadlines, and provide greater control over redevelopment outcomes. Board members identified areas of interest along commercial and main corridors and emphasized that ownership could help guide development to address underutilized properties. The discussion supported incorporating this analysis into the broader market study, and staff agreed to identify potential parcels and costs. Board members discussed balancing infrastructure needs with visible economic development investments, noting that these funds present a unique opportunity distinct from the City's capital improvement plan.

Staff received general direction to pursue a comprehensive market analysis, and explore property acquisition opportunities, while maintaining strategic reserves for TOD-related obligations and returning with additional information to guide future budget decisions. No formal action was taken.

<u>CORRESPONDING POLICY PRIORITIES</u>

- Improving Clearfield's Image, Livability, and Economy
- Providing Quality Municipal Services

The CDRA Board's commitment to utilizing the RDA tools provided by the state helps us "Improve Clearfield's Image, Livability and Economy" by promoting high quality economic development throughout the city. Moreover, the efforts of the CDRA go a long way to help create a place where people want to be.

FISCAL IMPACT

Total CDRA revenues are estimated to be $2,034,066 with expenditures (including the housing setaside and Crush incentive and payment of TOD Debt Service) at $2,188,365 resulting in a reduction to the CDRA's fund balance in the amount of $154,300.

ALTERNATIVES

The CDRA budget is straight-forward. Operations are handled in the General Fund and covered by the "CDRA Administration" transfer from the CDRA to the General Fund. Incentive payments are obligations governed by agreements that are in place. There are some funds available for discretionary use, but they should be used in their respective project areas and in ways that are consistent with the purposes of the CDRA and the project area plans.

SCHEDULE / TIME CONSTRAINTS

Adoption of the tentative took place at the first regular meeting in May (the 12th). The adoption of the budget must be completed before the end of June. This being a work session item allows for the time needed to work through any changes or items prior to final budget in June.

LIST OF ATTACHMENTS

- FY27 CDRA budget summary

FY27 CDRA Draft Budget

	RDA 6	RDA 7	RDA 8	RDA 9	RDA 10	EDA 3 (ATK)	Clfd Stn CDA (1)	Lifetime CRA	General CDRA	Fund 20 Total
Revenue										
Tax Increment Revenue	$ 147,239	$ -	$ -	$ 420,821	$ 327,540	$ 195,399	$ 276,606	$ 466,461		$1,834,066
Interest Earnings									$200,000	$200,000
Total:	$147,239	$ -	$ -	$420,821	$327,540	$195,399	$276,606	$466,461	$200,000	$2,034,066
Expenditures and Transfers										
TRNF to GF: CAFC Sales Tax Bond Payment	$ -	$ -	$ -	$ -	$775,911	$ -	$ -	$ -	$ -	$775,911
TRNF to GF: CS Sales Tax Bond Payment										
TRNF to GF: CDRA Administration	$5,000	$10,000	$10,000	$30,000	$5,000	$9,770	$13,830	$23,323		$106,923
Incentive Payments*						$160,227		$396,492		$556,719
Housing Set-Aside										
Other Projects				$350,000					$398,812	$748,812
Total:	$5,000	$10,000	$10,000	$380,000	$780,911	$169,997	$13,830	$419,815	$398,812	$2,188,365
Contribution to/(use of) Fund Balance:**	$142,239	-$10,000	-$10,000	$40,821	-$453,371	$25,402	$262,776	$46,646	-$198,812	-$154,299
Expiration Year (fiscal):	2031	2024	2026	2027	2027	2032	2040	2037	-	

*Incentive payments in FY27 will be made for Northrop Grumman (EDA 3), and Lifetime Products (CRA) and Crush Golf and Grill.

**Fund balance from RDA project areas will accumulate over the next several years in order store up sufficient funds to service the sales tax bond in the future.

Pending matters/other projects: powerline undergrounding; streetscape; pedestrian bridges; structured parking; strategic property acquisition, debt service

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
RDA 6	$ 226,028	$ 231,611	$ 243,741	$ 243,238	$ 227,326	$ 232,970	$ 225,084	$ 224,391	$ 224,391	$ 257,965	$ 242,589	$ 147,239
RDA 7	$ 338,716	$ 332,904	$ 340,680	$ 184,839	$ 245,755	$ 258,755	$ 267,783	$ 276,716	$ 276,716	$ 346,397	$ -	
RDA 8	$ 177,867	$ 200,653	$ 171,052	$ 211,716	$ 251,991	$ 311,024	$ 169,994	$ 252,817	$ 252,817	$ 271,100	$ -	$ -
RDA 9	$ 299,028	$ 312,489	$ 322,439	$ 331,267	$ 368,477	$ 442,415	$ 535,458	$ 534,668	$ 534,668	$ 667,938	$ 420,821	$ 420,821
RDA 10	$ 345,169	$ 359,348	$ 313,107	$ 304,154	$ 333,417	$ 401,550	$ 212,319	$ 216,707	$ 216,707	$ 246,020	$ 327,540	$ 327,540
EDA 3	$ 1,456,826	$ 981,334	$ -	$ 217,335	$ 1,101,843	$ 1,169,758	$ 958,364	$ 870,851	$ 780,663	$ 141,906	$ 195,399	$ 195,399
CS CDA - Tranche 1					$ 66,239	$ 154,859	$ 163,273	$ 170,163	$ 170,163	$ 264,215	$ 276,606	$ 276,606
Lifetime Products								$ 19,412	$ 125,140	$ 333,133	$ 466,461	$ 466,461
TOTAL TAX INCREMENT	$ 2,843,633	$ 2,418,339	$ 1,391,019	$ 1,492,549	$ 2,595,047	$ 2,971,331	$ 2,475,085	$ 2,546,311	$ 2,581,263	$2,528,674.00	$1,929,416.00	$1,834,066.00