

CLEARFIELD CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY
MEETING MINUTES
7:00 P.M. POLICY SESSION
April 28, 2015

(This meeting was held following the regularly scheduled City Council Meeting.)

PRESIDING:	Bruce Young	Chair
PRESENT:	Keri Benson	Director
	Kent Bush	Director
	Ron Jones	Director
	Mike LeBaron	Director
	Mark Shepherd	Director
STAFF PRESENT:	Adam Lenhard	City Manager
	JJ Allen	Assistant City Manager
	Brian Brower	City Attorney
	Greg Krusi	Police Chief
	Scott Hodge	Public Works Director
	Scott Hess	Development Services Manager
	Eric Howes	Community Services Director
	Curtis Dickson	Community Services Deputy Dir.
	Rich Knapp	Administrative Services Director
	Nancy Dean	City Recorder
	Kim Read	Deputy City Recorder

VISITORS: Verlan E. Robinson, Don McKinnon – Davis Behavioral Health, Amber Hansen – Thackeray Garn, Brad Allen – John W. Hansen & Associates, Chris J. Chelemes, Sam Chelemes, Kathryn Murray, Con L. Wilcox

Chair Young called the meeting to order at 8:21 p.m.

APPROVAL OF THE CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA) MINUTES FROM THE APRIL 14, 2015 POLICY SESSION

Director LeBaron moved to approve the Clearfield Community Development and Renewal Agency (CDRA) minutes from the April 14, 2015 policy sessions as written, seconded by Director Benson. The motion carried upon the following vote: Voting AYE – Directors Benson, Bush, Jones, LeBaron and Shepherd. Voting NO – None.

APPROVAL OF RESOLUTION 2015R-02 AUTHORIZING THE REVISED PARTICIPATION AGREEMENT WITH CLEARFIELD STATION, LLC, PROVIDING FOR THE USE OF TAX INCREMENT FINANCING FOR THE REIMBURSEMENT OF CONSTRUCTION COSTS FOR CERTAIN PROJECT INFRASTRUCTURE IMPROVEMENTS

The Clearfield Station Community Development Area (CDA) was created for the primary

purpose of capturing tax increment to help pay for the cost of public infrastructure connected with the development of the UTA property. This participation Agreement sets forth the provisions under which the CDRA would reimburse the developer for those costs. It was previously approved by the CDRA on May 27, 2014. However, that version of the agreement has not been executed by any parties and is not in effect. Since then revisions to the phasing of the project have made it necessary to revise the Participation Agreement. The current version of the agreement incorporates the same phasing and timing changes reflected in the updated Master Development Agreement, considered earlier this evening by the City Council.

JJ Allen, Assistant City Manager, explained the tax increment financing agreement which had been approved about a year ago made reference to the phasing and timing of the project and the changes which were recently approved to the MDA and the MDP during the City Council meeting, the same adjustments would need to be made to the participation agreement.

Director LeBaron inquired about how much tax increment would be generated with the project. Mr. Allen responded the maximum was approximately \$35,000,000 over 35 years. He explained the CDA had a maximum life of 35 years which was divided into three tranches and each tranche could only last 20 years. He continued once the tranche was triggered it would only generate tax increment for a 20 year period. He emphasized the geographical area of the CDA consisted of more than the Clearfield Station property. He mentioned the CDA budget and plan, as well as this agreement, stated the first tranche would need to be triggered no later than March 1, 2015 and reported that date would not change.

Director Shepherd moved to approve Resolution 2015R-02 authorizing the revised Participation Agreement with Clearfield Station, LLC, providing for the use of tax increment financing for the reimbursement of construction costs for certain project infrastructure improvements and authorize the Chair's signature to any necessary documents, seconded by Director LeBaron. The motion carried upon the following vote: Voting AYE – Directors Benson, Bush, Jones, LeBaron and Shepherd. Voting NO – None.

There being no further business to come before the Community Development and Renewal Agency, **Director LeBaron moved to adjourn as the Community Development and Renewal Agency and reconvene in a work session as the City Council at 8:26 p.m., seconded by Director Bush. The motion carried upon the following vote: Voting AYE – Directors Benson, Bush, Jones, LeBaron and Shepherd. Voting NO – None.**

**APPROVED AND ADOPTED
This 12th day of May, 2015**

/s/Bruce Young, Chair

ATTEST:

/s/Nancy R. Dean, Secretary

I hereby certify that the foregoing represents a true, accurate, and complete record of the Clearfield Community Development and Renewal Agency meeting held Tuesday, April 28, 2015.

/s/Nancy R. Dean, City Recorder