

CLEARFIELD CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY
MEETING MINUTES
6:00 P.M. WORK SESSION

December 14, 2021

(This meeting was held following the City Council policy and work sessions)

City Building
55 South State Street
Clearfield City, Utah

PRESIDING:	Nike Peterson	Chair
PRESENT:	Kent Bush	Director
	Vern Phipps	Director
	Mark Shepherd	Director
	Karece Thompson	Director
EXCUSED:	Tim Roper	Director
STAFF PRESENT:	JJ Allen	City Manager
	Summer Palmer	Assistant City Manager
	Stuart Williams	City Attorney
	Kelly Bennett	Police Chief
	Adam Favero	Public Works Director
	Eric Howes	Community Services Director
	Spencer Brimley	Community Development Director
	Brad McIlrath	Senior Planner
	Kelli Bybee	Communications Assistant
	Nancy Dean	City Recorder

Chair Peterson called the meeting to order at 9:02 p.m.

DISCUSSION ON FUTURE PLANS FOR THE OLD LIBRARY PROPERTY LOCATED AT
562 SOUTH 1000 EAST

JJ Allen, City Manager, reminded the Board the CDRA had been exploring an option to sell the old library property since early 2021. He stated Nations for Christ church approached the CDRA about buying the property and building so the CDRA approached the County about the offer because the County had an obligation under an agreement to demolish the property. Davis County agreed to work on amendments to the agreement that would allow the sale to take place. The County had been planning on taking the boiler from the building and using it in another project; therefore, it asked for \$100,000 compensation for the equipment.

Mr. Allen reported the property was appraised at \$810,000 and Nations for Christ offered \$600,000 for the property, as is. The CDRA countered at \$700,000, which was accepted.

Director Shepherd commented the CDRA was not looking for other offers because the property

was zoned Public Facilities (PF) and a church was allowed under that zoning designation. Mr. Allen explained the CDRA was not under the same obligations as the City when it came to disposing of property. Director Shepherd commented the only other use for the property was housing; however, the transaction would give the CDRA the opportunity to partner with an entity that provided a lot of valuable services to residents. He added the sale would open the way to fund the needed improvements for the amphitheater at Bicentennial Park.

Director Phipps clarified there had been no effort to see if there were any other marketing opportunities for the property. Director Shepherd stated no and commented the only other use for the property was housing unless it was rezoned; however, it was off the main corridor and would not support commercial development. Director Phipps expressed concern that the CDRA was sole sourcing the sale of the property. Director Shepherd acknowledged the concern. He explained the building had so many issues that would need to be addressed before it could serve any useful purpose. He continued the CDRA shared that information with the buyer in detail and the buyer was still interested.

Director Bush suggested an agreement be negotiated that would allow the City to continue to use the parking for events. Chair Peterson expressed her belief the church would have no objection to sharing parking. Director Shepherd commented the parking was not addressed with the original agreement but could be negotiated through a separate agreement.

Director Phipps stated the CDRA and City needed to absolve themselves from any of the existing hazards. Mr. Allen responded the CDRA shared a copy of Davis County's audit of the building and all the issues that warranted a new building over a remodel. He stated Condition Number 5 of the real estate sales contract indicated the property would be sold as is with no warranty.

Chair Peterson commented staff tried to strongly discourage the church from purchasing the property; however, they remained firm in their decision even commenting the pastor had been praying for the opportunity to purchase the building for years.

Director Shepherd moved to adjourn at 9:17 p.m., seconded by Director Bush. The motion carried upon the following vote: Voting AYE – Chair Peterson, Directors Bush, Phipps, and Shepherd. Voting NO – None. Directors Roper and Thompson were not present for the vote.

The City Council work and policy session minutes are in a separate location.

**APPROVED AND ADOPTED
This 11th day of January, 2022**

/s/Karece Thompson, 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, December 14, 2021.

/s/Nancy R. Dean, City Recorder