

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

July 12, 2022

*(This meeting was held following the City Council work session)*

City Building  
55 South State Street  
Clearfield City, Utah

|                |                  |                                |
|----------------|------------------|--------------------------------|
| PRESIDING:     | Karece Thompson  | Chair                          |
| PRESENT:       | Kent Bush        | Director                       |
|                | Nike Peterson    | Director                       |
|                | Vern Phipps      | Director                       |
|                | Tim Roper        | Director                       |
|                | Mark Shepherd    | 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                 |
|                | Rich Knapp       | Finance Manager                |
|                | Shaundra Rushton | Communications Manager         |
|                | Nancy Dean       | City Recorder                  |

Chair Thompson called the meeting to order at 6:39 p.m.

DISCUSSION ON THE SALE OF A SMALL PIECE OF REMNANT CDRA PROPERTY  
LOCATED AT APPROXIMATELY 97 SOUTH MAIN STREET

Spencer Brimley, Community Development Director, approached the Board with a request for the sale of a small piece of remnant CDRA property to Morgan Pavement. The CDRA owns a parcel of real property that is 0.04 acres (1742.4 SF) immediately south of the MOC that shared the same address as the MOC and was not in use. The parcel was adjacent to the northwest boundary of Morgan Pavement and had been maintained by Morgan Pavement for approximately 22 years. Morgan Pavement purchased a single-family dwelling west of the parcel and would like to upgrade its facilities utilizing acquired property along with the CDRA parcel. Mr. Brimley informed the Board that the zoning for the parcel was M-1 (manufacturing) and would be consistent with the other parcels of land owned by Morgan Pavement and its intended use of the property. He noted Morgan Pavement's willingness to allow SWAT/Police to use the recently single-family dwelling for training until the time of demolition.

Mr. Brimley provided details for the Board to consider:

- Properties in the area that had been improved (developed and occupied) had appraised for roughly \$8/Square Foot (SF).
- A remnant piece of property without improvements would only have value if attached to an existing developed piece of property or had some sort of additional improvements.
- Vacant ground would generally be worth less than developed property.
- Morgan Pavement had maintained the parcel for over 20 years without request for reimbursement from the City (costs estimated at \$125 annually for 22 years total \$2,750).
- The purchase price should consider costs of maintenance and price that reflect usability for anyone except Morgan Pavement.

Mr. Brimley confirmed staff was recommending the sale of the parcel and offered alternatives should the Board choose to go a different way.

- Sell a small piece of remnant CDRA property located at 497 South Main Street to Morgan Pavement for approximately \$14,000 (\$8/SF x 1742.4 SF).
- Keep the parcel and take over maintenance of the property.
- Provide staff with alternative direction.

He relayed to the Board that staff believed that \$3/SF was appropriate and would be great to see Morgan Pavement expand and grow in the City. Councilmember Peterson suggested a swap for striping on 500 West. There was a discussion on the striping area. The Board determined to propose to Morgan Pavement a swap of the parcel of land for striping on 500 West or to sell the parcel for \$3 per square foot and then bring that back to the Board for final approval.

#### DISCUSSION ON CONTINUING THE EXISTING ARGENTINE CORNER COMMERCIAL DEVELOPMENT AND ECONOMIC STIMULUS INCENTIVE AGREEMENT

Summer Palmer, Assistant City Manager, informed the Board that staff was seeking direction regarding the Argentine Corner Commercial Development & Economic Stimulus Incentive Agreement. She provided the Board with some background information. In January 2021, Argentine Corner and the CDRA entered into a written agreement where the CDRA agreed to provide \$50,000 to Argentine Corner, post-performance of the completion of several conditions, if completed prior to December 31, 2021. Argentine Corner had not completed the conditions triggering the CDRA obligation. According to section D(1) of the agreement, the CDRA had the discretion to make the agreement “null and void”. Ms. Palmer stated that Argentine Corner was aware the due date to complete the conditions precedent had expired and was requesting assurance the agreement would continue to be honored. She offered options for the Board to consider.

- Direct Staff to notify Argentine Corner that the Board did not intend to exercise its discretion and make the agreement null and void (easiest option).
- Direct Staff to notify Argentine Corner that the Board did not intend to exercise its discretion and make the agreement null and void, but that the Board did intend to exercise its discretion if the conditions precedent were not complete by a future set

- date.
- Direct staff to notify Argentine corner the Board was lawfully exercising its discretion pursuant to Section D(1) of the agreement to make the agreement null and void
  - Provide staff with an alternative direction

Mayor Shepherd explained there had been extenuating circumstances which prevented the owners of Argentine Corner's ability to meet the deadline. There was consensus to let the agreement continue.

DISCUSSION ON UPDATING THE LIFETIME PRODUCTS COMMUNITY  
REINVESTMENT AREA (CRA) DEVELOPMENT AGREEMENT (PARTICIPATION  
AGREEMENT)

In September of 2021 the Board approved the extension of the Lifetime CRA after Senate Bill 6001 passed allowing a community reinvestment agency to extend the tax increment collection period for up to two years for project areas that could demonstrate negative economic and financial impact related to COVID-19. Ms. Palmer explained that the Project Area Participation Agreement was a corresponding document that needed to be updated to reflect the approval of the Board in 2021 and would be on the July 26, 2022 CDRA policy session for consideration of the Board's approval.

**Director Peterson moved to adjourn at 6:51p.m., seconded by Director Shepherd. The motion carried upon the following vote: Voting AYE – Directors Bush, Peterson, Phipps, Roper, and Shepherd. Voting NO – None.**

*\*\*The City Council work session minutes are in a separate location. \*\**

**APPROVED AND ADOPTED  
This 26<sup>th</sup> day of July, 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, July 12, 2022.

**/s/ Nancy R. Dean, City Recorder**