Chair Young called the meeting to order at 8:28 p.m.

APPROVAL OF THE CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA) MINUTES FROM THE MAY 10, 2016 POLICY SESSION

Director Shepherd moved to approve the Clearfield Community Development and Renewal Agency (CDRA) minutes from the May 10, 2016 policy session as written, seconded by Director Peterson. The motion carried upon the following vote: Voting AYE – Directors Benson, Bush, Peterson, Phipps and Shepherd. Voting NO – None.
APPROVAL OF THE SALE OF PROPERTY LOCATED AT 720 NORTH MAIN (TAX ID# 14-094-0001)

JJ Allen, Assistant City Manager, explained the property was adjacent to the Tesoro gas station at the northeast corner of Main Street and 650 North. The Buyer (Q and H, LLC) was purchasing the gas station, and desired the CDRA’s property in order to expand and improve the site. He reported the offer for the property was $20,000 and the taxable value of the property was approximately $13,500. The City’s counteroffer included three points which were identified in the staff report and reported one of those was an easement to the north of the property for a gateway monument sign.

Director Shepherd suggested the City request to have the first right of refusal for the same dollar amount for which it was sold. Mr. Allen responded he could ask for that but believed that agreement would need to be made separately as the sale was ready to be closed.

Director Shepherd moved to approve the sale of property located at 720 North Main (Tax ID #14-094-0001), per the terms of the Real Estate Purchase Contract dated March 7, 2016, and authorize the Chair’s signature to any necessary documents, seconded by Director Benson. The motion carried upon the following vote: Voting AYE – Directors Benson, Bush, Peterson, Phipps and Shepherd. Voting NO – None.

APPROVAL OF RESOLUTION 2016R-02 AUTHORIZING THE PREPARATION OF AN AMENDMENT TO THE ATK ECONOMIC DEVELOPMENT PROJECT AREA PLAN

JJ Allen, Assistant City Manager, explained the ATK EDA was created in 2011/2012 for the purpose of incentivizing a large project which would create approximately 800 jobs. Because ATK (now known as Orbital ATK) originally intended to occupy five different properties as part of its business venture, the EDA boundaries were drawn accordingly. However, as the project evolved, two of the properties were not needed at all (and are now under different ownership), and Orbital ATK was preparing to occupy two buildings that were not within the EDA boundaries (G-12 and G-13). Consequently, Orbital ATK had requested that the EDA boundaries be amended to match the buildings that its project was occupying.

Director Benson moved to approve Resolution 2016R-02 authorizing the Preparation of an Amendment for the EDA #3 (ATK) Project Area Plan and authorize the Chair’s signature to any necessary documents, seconded by Director Peterson. The motion carried upon the following vote: Voting AYE – Directors Benson, Bush, Peterson, Phipps and Shepherd. Voting NO – None.
There being no further business to come before the Community Development and Renewal Agency, Director Benson moved to adjourn as the Community Development and Renewal Agency and reconvene as the City Council in a work session at 8:35 p.m., seconded by Director Shepherd. The motion carried upon the following vote: Voting AYE – Directors Benson, Bush, Peterson, Phipps and Shepherd. Voting NO – None.

APPROVED AND ADOPTED
This 14th day of June, 2016

/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 City Council meeting held Tuesday, May 24, 2016.

/s/Nancy R. Dean, City Recorder