

CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
April 11, 2017 – POLICY SESSION

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.

Executive Conference Room
55 South State Street
Third Floor
Clearfield, Utah

6:00 P.M. WORK SESSION

Discussion on the Revised City Centre Apartments Development Agreement

****ADJOURN AS THE CITY COUNCIL AND IMMEDIATELY RECONVENE
AS THE CDRA IN A WORK SESSION ****

CDRA WORK SESSION

Discussion on the Revised City Centre Apartments Tax Increment Participation Agreement

****ADJOURN AS THE CDRA AND IMMEDIATELY RECONVENE
AS THE CITY COUNCIL IN A WORK SESSION ****

CITY COUNCIL WORK SESSION

Discussion on “Make Us Part of your Story” Branding

Update on the Customer Service Center

Discussion on 2017/2018 Fiscal Year Budget

(Any items not fully addressed prior to the Policy Session will be addressed in a Work Session immediately following the Policy Session)

City Council Chambers
55 South State Street
Third Floor
Clearfield, Utah

7:00 P.M. POLICY SESSION

CALL TO ORDER:

OPENING CEREMONY:

APPROVAL OF MINUTES:

Mayor Pro Tem Bush

Councilmember Peterson

March 7, 2017 – Work Session

March 14, 2017 – Work Session

SCHEDULED ITEM:

1. CITIZEN COMMENTS

2. CONSIDER APPROVAL OF THE DEVELOPMENT AGREEMENT WITH CLEARFIELD PROPERTIES, LLC, FOR THE CITY CENTRE APARTMENTS (FORMERLY KNOWN AS SANDRIDGE LUXURY APARTMENTS) LOCATED AT 70 SOUTH STATE

BACKGROUND: The City Centre Apartments project (formerly known as Sandridge Luxury Apartments) is the culmination of the City's efforts over several years to accomplish redevelopment downtown. The City/CDRA acquired several properties in the downtown area and after a year of marketing efforts, a buyer came forward in the summer of 2014. The proposed development is a four-story mixed use building, consisting of 123 residential units, 4,500 square feet of commercial space, a parking garage beneath the building and amenities for the residents. The property is zoned D-R (Downtown Redevelopment). The Planning Commission approved the Conditional Use Permit (CUP) and the Site Plan and a partial vacation of Depot Street and the Final Subdivision Plat have already been approved by the City Council.

RECOMMENDATION: Approve the Development Agreement with Clearfield Properties, LLC, for the City Centre Apartments project located at 70 South State and authorize the Mayor's signature to any necessary documents.

COMMUNICATION ITEMS:

Mayor's Report
City Council Reports
City Manager's Report
Staff Reports

****ADJOURN AS THE CITY COUNCIL AND RECONVENE AS THE CDRA****

COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA) AGENDA

SCHEDULED ITEMS:

1. CONSIDER APPROVAL OF RESOLUTION 2017R-01 AUTHORIZING THE TAX INCREMENT PARTICIPATION AGREEMENT WITH CLEARFIELD PROPERTIES, LLC, ASSOCIATED WITH THE CITY CENTRE APARTMENTS DEVELOPMENT LOCATED AT 70 SOUTH STATE

BACKGROUND: The City Centre Apartments project (formerly known as Sandridge Luxury Apartments) is the culmination of the City's efforts over several years to accomplish redevelopment downtown. In order to make the project financially viable, the developer has requested a tax increment incentive. The incentive would be post-performance and contingent upon the developer's timely performance of the terms of the Development Agreement. The project should be substantially complete by the end of 2017. If so, the first distribution of the tax increment from the project would take place in the spring of 2019.

RECOMMENDATION: Approve Resolution 2017R-01 authorizing the Tax Increment Participation Agreement with Clearfield Properties, LLC, associated with the City Centre Apartments development located at 70 South State and authorize the Chair's signature to any necessary documents.

****ADJOURN AS THE CDRA****

Dated this 6th day of April, 2017.

/s/Nancy R. Dean, 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 525-2714, giving her 48-hour notice.