

CLEARFIELD CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY
MEETING MINUTES
6:00 P.M. WORK SESSION
August 28, 2018

(This meeting was held during the regularly scheduled City Council Work Session.)

PRESIDING:	Kent Bush	Chair
PRESENT:	Nike Peterson	Director
	Vern Phipps	Director
	Tim Roper	Director
	Mark Shepherd	Director
	Karece Thompson	Director
STAFF PRESENT:	JJ Allen	City Manager
	Summer Palmer	Assistant City Manager
	Stuart Williams	City Attorney
	Greg Krusi	Police Chief
	Scott Hodge	Public Works Director
	Eric Howes	Community Services Director
	Spencer Brimley	Community Development Director
	Brad McIlrath	Senior Planner
	Rich Knapp	Finance Manager
	Trevor Cahoon	Communications Coordinator
	Nancy Dean	City Recorder
	Wendy Page	Deputy Recorder

VISITORS: Rob Sant – Lewis Young Robertson and Burningham, Inc., Donovan Gilliland, Brady Jugler – Planning Commission Chair, Dan Gardner, Lamont Hampton – Open Doors, Nancy Gardner

Chair Bush called the meeting to order at 6:00 p.m.

Director Phipps arrived at 6:03 p.m.

DISCUSSION ON THE CREATION OF THE LIFETIME COMMUNITY REINVESTMENT AREA

Summer Palmer, Assistant City Manager, stated staff had been working with Robert Sant of Lewis, Young, Robertson, and Burningham to create the Lifetime Products Community Reinvestment Area (CRA) as directed by staff in the October 10, 2017 work session. She mentioned the CRA was planned to help incentivize Lifetime Products' expansion of its operations in the City with the construction of its proposed distribution center. She indicated staff moved forward with creating the new opportunity and met with the Davis School District in January of 2018 where the discussion seemed to be received well. Ms. Palmer indicated the

project area had been identified and Board would be asked to consider authorizing the preparation of the project area plan and budget so the required notices could be prepared.

Chair Bush noted during prior discussions there was an additional option and wondered if the County was not on board with the other approach. Ms. Palmer reviewed the two options discussed previously which included extending the life of RDA 6 or the creation of a new CRA. She explained the taxing entities were typically favorable to projects that provided job creation and economic development, but struggled with the housing set aside required by the State Statute. JJ Allen, City Manager, mentioned the current RDA 6 did not have a housing set aside requirement. He referred to the current climate surrounding housing affordability and stated the County preferred a new CRA over extending the life of RDA 6.

Rob Sant, Lewis, Young, Robertson, and Burningham, stated there would be a new approach to the creation of the Lifetime CRA. He acknowledged the State allowed agencies to reduce the size of an RDA project area. He mentioned during the public hearing process for the proposed CRA, the City would also be amending RDA 6 to remove the new project area from it.

Director Peterson asked how much time was remaining in the current RDA 6. Mr. Allen responded there were still some years left but was uncertain the exact amount.

Chair Bush questioned if the City were to reduce the RDA 6 project area, could it add additional property back into it from another location. Mr. Allen explained if the City desired to add additional parcels to the project area of an RDA it would have to go through a public hearing process. Mr. Sant confirmed if the City reopened an area to add to it, the tax negotiations would also have to begin again which could change the percentages requested for the base year value. He noted the older RDAs had a lower base year value so the increment was much higher.

Mr. Allen commented the property being considered for removal from RDA 6 basically had no value so removing it would not create a burden for the CDRA. Chair Bush stated he had wondered if it would be of value to add a parcel on 1000 West to the project area. Mr. Allen reminded him it would complicate the character and terms of RDA 6 where the City currently was capturing 100 percent of the tax increment. Mr. Sant added when discussions were held with the County and the School District, each was eager to help Lifetime Products; therefore, the project area of the new CRA was limited to Lifetime's boundary needs. He noted adding additional property could potentially require additional layers of negotiation.

Director Shepherd moved to adjourn as the CDRA and reconvene as the City Council in work session at 6:08 p.m., seconded by Director Roper. The motion carried upon the following vote: Voting AYE – Directors Peterson, Phipps, Roper, Shepherd and Thompson. Voting NO – None.

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

APPROVED AND ADOPTED
This 9th day of October, 2018

/s/Kent Bush, 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, August 28, 2018.

/s/Nancy R. Dean, City Recorder