

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

January 21, 2020

(This meeting was held prior to the City Council work session.)

City Building
55 South State Street
Clearfield City, Utah

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
	Kelly Bennett	Police Chief
	Adam Favero	Public Works Director
	Eric Howes	Community Services Director
	Spencer Brimley	Community Development Director
	Rich Knapp	Finance Manager
	Trevor Cahoon	Communications Coordinator
	Nancy Dean	City Recorder
	Wendy Page	Deputy Recorder

VISITORS: Ruth Jones, Lamont Hampton, Ashley Belford

Chair Bush called the meeting to order at 6:04 p.m.

DISCUSSION ON THE LIFETIME PRODUCTS DEVELOPMENT AND TAX INCREMENT FINANCING (TIF) PARTICIPATION AGREEMENT

Summer Palmer, Assistant City Manager, stated the Lifetime Products Community Reinvestment Area (CRA) had been discussed previously; and the Development and Tax Increment Financing (TIF) Participation Agreement would be the final step in setting forth the provisions under which the CDRA would reimburse Lifetime Products through the CRA's generated tax increment. She indicated the Board had already approved the Project Area Budget and Plan plus the Interlocal Agreement. She indicated Lifetime Products would continue to proceed with the entitlement process.

Spencer Brimley, Community Development Director, stated there had been some concerns with the long wall and articulation requirements and it was possible the City would receive the site

plan along with a request for a zoning text amendment for consideration by the City Council to adjust materials required on facades. He noted it was planned to be a quality project and then he reviewed the proposed development renderings.

Chair Bush asked if the rear of the building would be facing HWY 193. Mr. Brimley confirmed it would.

Chair Bush wondered if Freeport would own the property. Ms. Palmer responded it would not. She explained a primary purpose of capturing tax increment financing was to help Lifetime offset the cost associated with the purchase of the property. There was a discussion about the length of the proposed building, the opportunity it was to have Lifetime in the City, and the development plans.

JJ Allen, City Manager, questioned if there had been any discussion of a berm with Lifetime Products as had been previously discussed with a neighboring tenant of Freeport, Utility Trailer. Mr. Brimley answered it would make sense to have a berm or some type of landscaping but he was unaware if there had been any discussions by staff with Lifetime at this point. There was a discussion about the need to have consistency for the area with screening. Mr. Brimley noted one of the options for screening was to have a berm but there were other options that could be selected.

Chair Bush commented he would like to have a tour arranged once the project was completed. There was a discussion about truck entry, loading docks, and the retail store not moving to the new distribution center area. Chair Bush asked if the TIF agreement would be on the policy session on January 28, 2020 for consideration. Ms. Palmer confirmed it would. Chair Bush stated he would be out of town for that meeting so Vice-Chair Phipps should preside in his absence.

Director Shepherd moved to adjourn as the CDRA and reconvene as the City Council in work session at 6:17 p.m., seconded by Director Phipps. 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 23rd day of June, 2020**

/s/Nike Peterson, 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, January 21, 2020.

/s/Nancy R. Dean, City Recorder