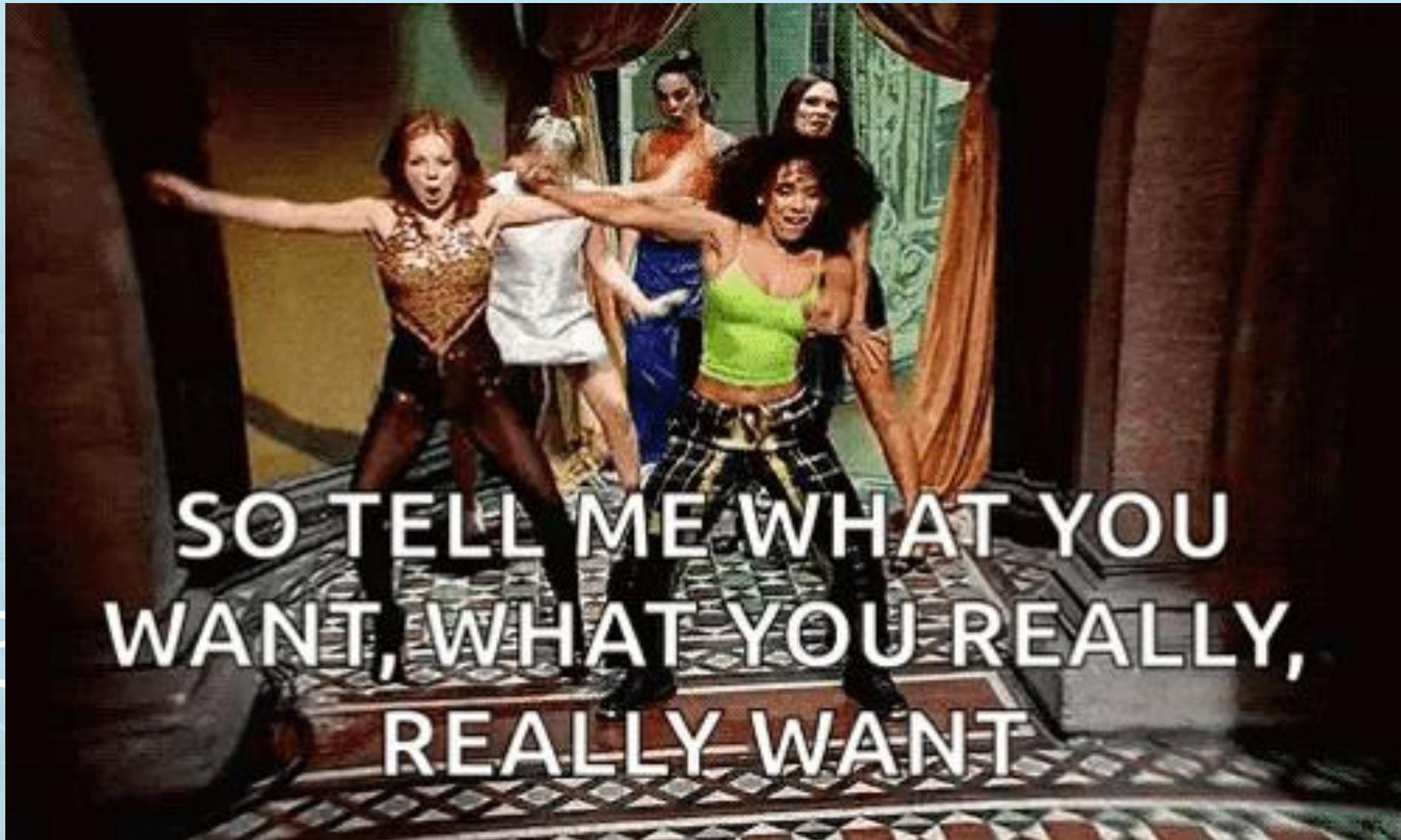


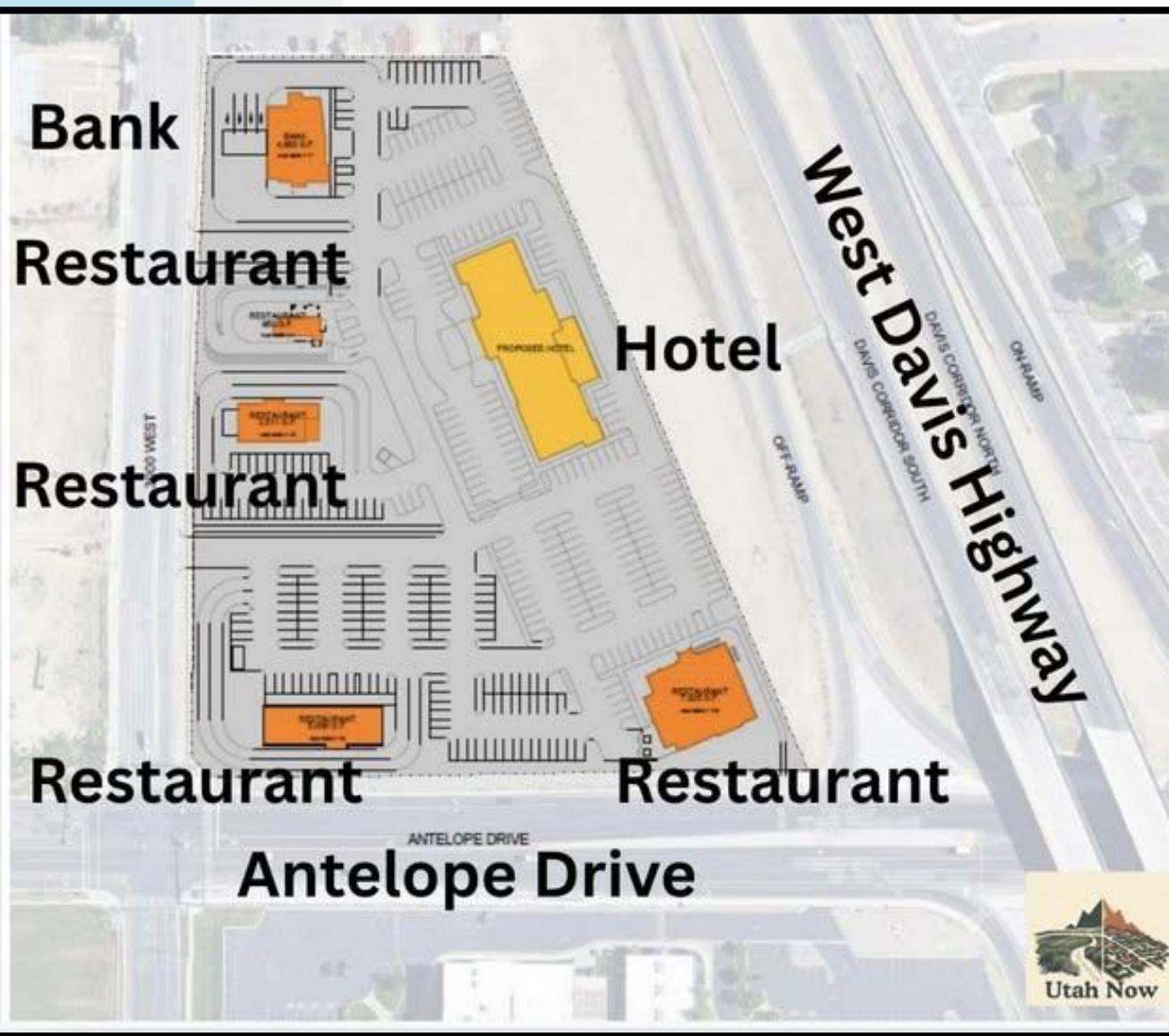
# Retail Recruitment:



# Clearfield Economic Development



# How BOLD shall we be?



**Bank**

**Restaurant**

**Hotel**

**Restaurant**

**Restaurant**

**Restaurant**

**Antelope Drive**

**West Davis Highway**

SYRACUSE – IT'S OFFICIAL  
(BUT WITH CONDITIONS) 

The city voted to sell the 7.57-acre parcel at 3000 W & Antelope Drive to Hawkins Development... but the sale ONLY closes if these are delivered:

- Chick-fil-A
- Olive Garden
- One hotel from the approved list below

(Hilton Garden Inn, Hampton, Home2, Tru, DoubleTree, Sheraton, Courtyard, Fairfield, Residence Inn, SpringHill, TownePlace, or city-approved equivalent)

Hard deadlines written into the deal:

- Construction MUST start no later than April 15, 2028
- If Chick-fil-A opens anywhere else in Syracuse first, the city can allow a swap to Red Robin, LongHorn, Outback, Texas Roadhouse, Cheesecake Factory, P.F. Chang's, Market Street Grill, or Goodwood BBQ.

# Economic Development Partners

- *GOEO – Gov. Office of Economic Opportunity*
- *EDCUtah – Econ. Development Corp. of Utah*
- *47G - Utah's official aerospace, defense, and cyber/tech association, a non-profit organization*
- *ICSC – Int. Council of Shopping Centers*
- *Chamber of Commerce – Davis County business networking/support org.*
- *TOD –Stack Real Estate, Hamilton Partn and UTA*
- *Lakeside – Cowley Real Estate*
- *Brokers – Mountain West Retail (other brokers)*
- *MIDA – Military Installation Dev. Authority*

# Current Efforts

- *EDCUtah Marketing materials*
  - *Community profile*
  - *Update to Economic Development Site – more relevant information*
- *Working closely with Lakeside for recruitment*
- *ICSC attendance with Lakeside Developer – hoping for*
- *Small business place*
- *Email campaign*
  - *Sit down restaurant/bar*
  - *Sit down restaurant to compliment HAFB*
- *Business recognition program request*
- *Avalanche – No movement*
- *Clearfield Town Square planning effort*

# What's coming or arrived

- *Tee It up indoor (April 2025)*
- *Tee Box Clearfield (July 2025)*
- *Gimme Golf (October 2025)*
- *Trailer Source (December 2025)*
- *Hell Babes – apparel (December 2025)*
- *Quick Quack Carwash (TBD - 2026)*
- *Bean's & Brew (Old Factory building) (Feb – March 2026)*
- *Greek Garden II (Old Subway – Antelope) (Feb- March 2026)*
- *Crush (Summer 2026)*
- *Marriot Extended Stay Hotel (Studio Rez) (TBD 2026)*

# Retail Recruitment

- *What is the goal of retail recruitment?*
- *Who are we recruiting for?*
- *What kind do we want?*
- *What does success look like?*
- *What should be our role?*
- *Incentive or not –Trade offs?*
- *Not the whole picture...how big is this pie?*