



SYRACUSE CITY

Syracuse Redevelopment Agency (RDA) Agenda

September 8, 2026 – immediately following the City Council Business Meeting, which begins at 6:00 p.m.

In-Person Location: Syracuse City Hall, 1979 W. 1900 S.

Electronic Via [Zoom](#)

Connect via telephone: +1-301-715-8592 US, meeting ID: 853 8425 5315

Streamed on Syracuse City [YouTube Channel](#)

1. Meeting called to order.
2. Authorize Redevelopment Agency (RDA) purchase of previously surplussed City-owned land located at approximately 1882 W. 1700 S. (10 min.)
3. Adjourn.

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In compliance with the Americans Disabilities Act, persons needing auxiliary communicative aids and services for this meeting should contact the City Offices at 801-825-1477 at least 48 hours in advance of the meeting.

#### **CERTIFICATE OF POSTING**

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Syracuse City limits on this 4<sup>th</sup> day of September 2026 at Syracuse City Hall on the City Hall Notice Board and at <http://www.syracuseut.gov>. A copy was also provided to the Standard-Examiner on September 4, 2026

CASSIE Z. BROWN, MMC  
SYRACUSE CITY RECORDER



# RDA AGENDA

September 8, 2026

## Proposed Purchase of City Owned Land

### Agenda item #2

#### *Summary*

The city intends to sell approximately 1.526 acres located 1822 W. 1700 S. to the Syracuse City RDA. The reason for the sale is twofold, one to develop additional parking for the adjacent Founder's park, and two, generate economic development opportunities in the form of sales tax and property tax revenue from the eventual private development on the property. The RDA is better positioned to negotiate incentives for economic development, and that is the primary reason for the transfer from the city to the RDA.

Total sales price is determined by multiplying the acreage (1.526 acres or 66,488 sf) by the value of the property. The proposed value is established at \$16.5 psf which equals \$1,097,052 for the total sales price. The city commissioned an appraisal of the property January 6, 2020. That appraisal came back establishing a value of \$800,000, which was approximately \$12 psf. Also, the city commissioned an appraisal of similar city owned commercial property located at 1700 s and 3000 W in July, 2025. That appraisal came back at approximately \$16.5 psf. More recently, the city RDA purchased property located at 2500 W 1700 s from UDOT. The appraised value for that transaction was about \$15 psf. The proposed sale price of \$16.5 psf is believed to be fair market value.

The city's surplus property policy says: At the City Council's sole discretion, significant parcels may be sold directly to a buyer under a negotiated price without going through a competitive bid process. In deciding whether to sell real estate in this method, the Council should take into consideration the following: a. Whether it is of greater advantage to the City, for community or economic development purposes to sell without a competitive bid process. b. Whether there is a real or perceived conflict of interest with the sale on behalf of any members of the Council or the Mayor.

The city is proposing to sell directly to a buyer under a negotiated price without going through a competitive bid process because it is anticipated to be of greater advantage for economic development purposes. There are no real or perceived conflict of interest with the sale on behalf of any members of the Council or Mayor.

The property was previously surplus on February 25, 2020 following a properly noticed public hearing.

811

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BENCHMARK

CENTER OF SECTION 15,  
TOWNSHIP 4 NORTH, RANGE 2 WEST  
SALT LAKE BASE AND MERIDIAN  
  
ELEV = 4263.87'



LEGEND

SECTION CORNER

MONUMENT

EXIST REBAR AND CAP

SET ENSIGN REBAR AND CAP

WATER METER

WATER MANHOLE

WATER VALVE

FIRE HYDRANT

SECONDARY WATER VALVE

IRRIGATION VALVE

SANITARY SEWER MANHOLE

STORM DRAIN CLEAN OUT

STORM DRAIN CATCH BASIN

STORM DRAIN COMBO BOX

STORM DRAIN CULVERT

SIGN

ELECTRICAL BOX

UTILITY MANHOLE

UTILITY POLE

LIGHT

CABLE BOX

TELEPHONE BOX

GAS METER

TREE

SHRUB

ADJACENT RIGHT OF WAY

RIGHT OF WAY

CENTERLINE

PROPERTY LINE

ADJACENT PROPERTY LINE

DEED LINE

TANGENT LINE

EXIST DITCH FLOW LINE

FENCE

EDGE OF ASPHALT

SS SANITARY SEWER LINE

SD STORM DRAIN LINE

LD LAND DRAIN LINE

W CULINARY WATER LINE

SW SECONDARY WATER LINE

IRR IRRIGATION LINE

OHP OVERHEAD POWER LINE

E ELECTRICAL LINE

G GAS LINE

EXISTING CONTOURS

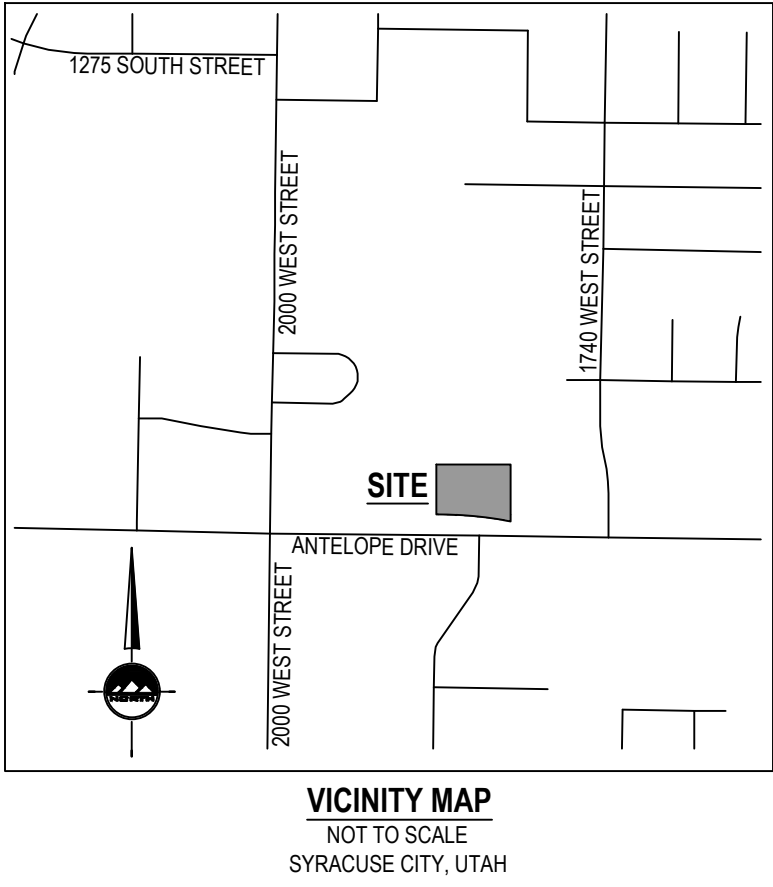
CONCRETE

BUILDING

PUBLIC DRAINAGE EASEMENT

DENSE VEGETATION PREVENTING ACCESS FOR ACCURATE SURVEY

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.



ENSIGN

THE STANDARD IN ENGINEERING

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Phone: 801.255.0529

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CEDAR CITY  
Phone: 435.865.1453

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Phone: 435.896.2983

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FOR:  
SYRACUSE CITY

CONTACT:  
PHONE:

SYRACUSE CITY PROPERTY  
ALT/ANSPS LAND TITLE SURVEY  
1862 WEST ANTELOPE DRIVE  
SYRACUSE, UTAH 84075

ALT/ANSPS  
LAND TITLE  
SURVEY

PROJECT NUMBER  
15065

PRINT DATE  
2026-08-19

PROJECT MANAGER  
T. WILLIAMS

DESIGNED BY  
A. MULLINS

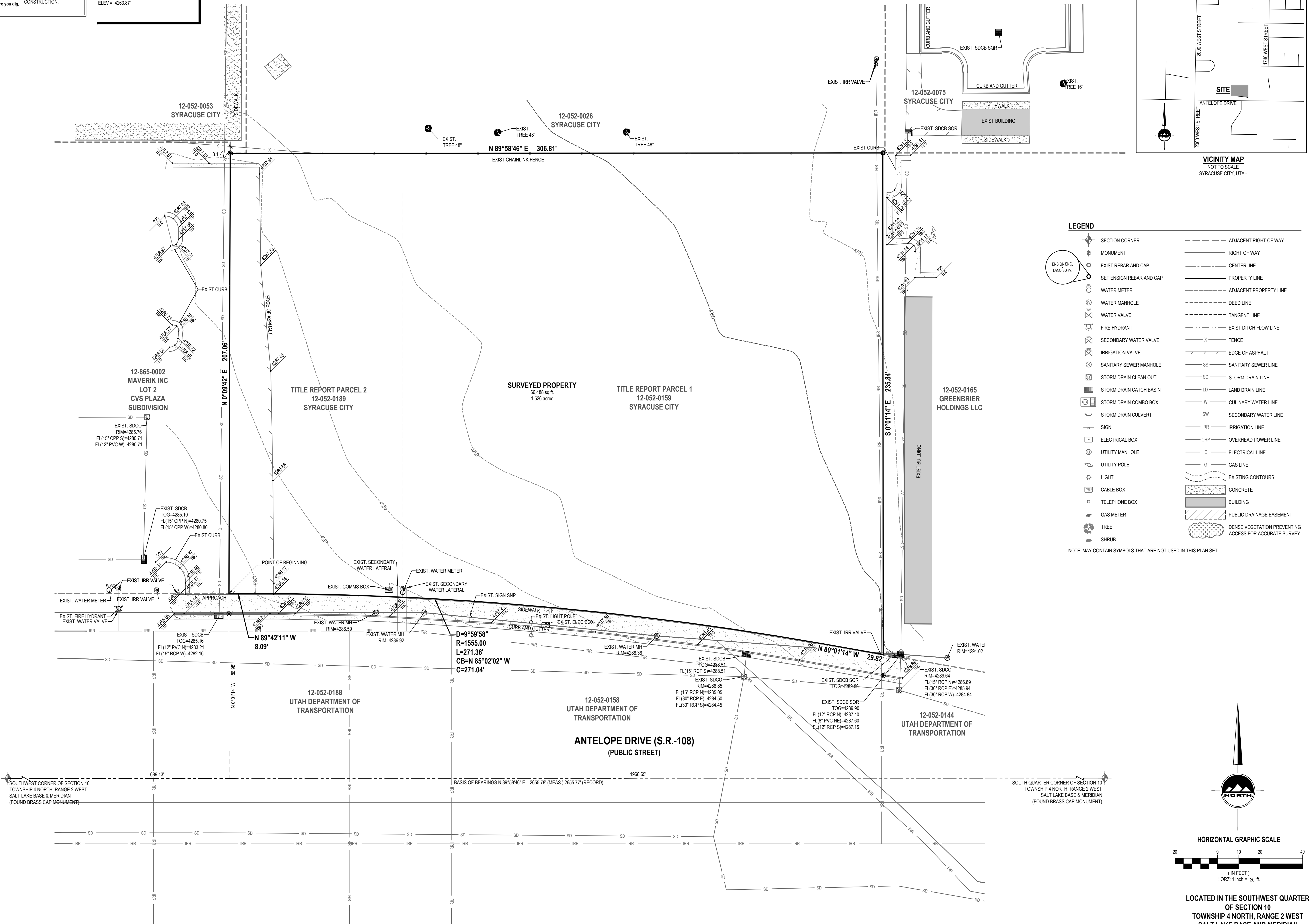
1 of 3

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**BENCHMARK**

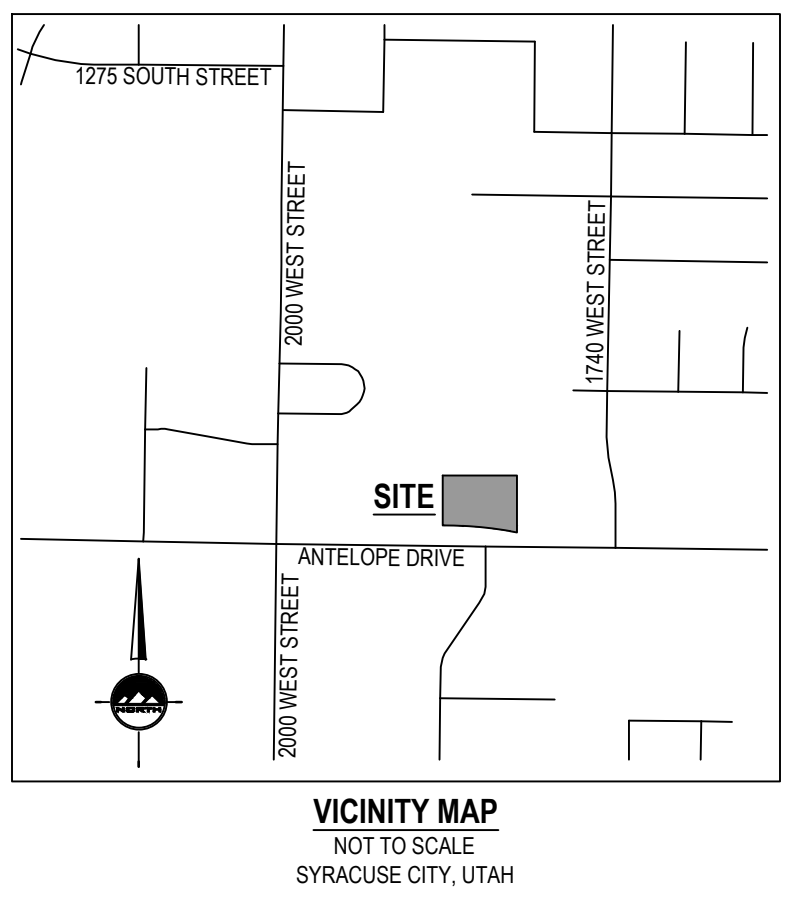
CENTER OF SECTION 15,  
TOWNSHIP 4 NORTH, RANGE 2 WEST  
SALT LAKE BASE AND MERIDIAN  
ELEV = 4263.87'



**LEGEND**

|                          |                                                        |
|--------------------------|--------------------------------------------------------|
| SECTION CORNER           | ADJACENT RIGHT OF WAY                                  |
| MONUMENT                 | RIGHT OF WAY                                           |
| EXIST REBAR AND CAP      | CENTERLINE                                             |
| SET ENSIGN REBAR AND CAP | PROPERTY LINE                                          |
| WATER METER              | ADJACENT PROPERTY LINE                                 |
| WATER MANHOLE            | DEED LINE                                              |
| WATER VALVE              | TANGENT LINE                                           |
| FIRE HYDRANT             | EXIST DITCH FLOW LINE                                  |
| SECONDARY WATER VALVE    | FENCE                                                  |
| IRRIGATION VALVE         | EDGE OF ASPHALT                                        |
| SANITARY SEWER MANHOLE   | SS SANITARY SEWER LINE                                 |
| STORM DRAIN CLEAN OUT    | SD STORM DRAIN LINE                                    |
| STORM DRAIN CATCH BASIN  | LD LAND DRAIN LINE                                     |
| STORM DRAIN COMBO BOX    | W CULINARY WATER LINE                                  |
| STORM DRAIN CULVERT      | SW SECONDARY WATER LINE                                |
| SIGN                     | IRR IRRIGATION LINE                                    |
| ELECTRICAL BOX           | CHP OVERHEAD POWER LINE                                |
| UTILITY MANHOLE          | E ELECTRICAL LINE                                      |
| UTILITY POLE             | G GAS LINE                                             |
| LIGHT                    | EXISTING CONTOURS                                      |
| CABLE BOX                | CONCRETE                                               |
| TELEPHONE BOX            | BUILDING                                               |
| GAS METER                | PUBLIC DRAINAGE EASEMENT                               |
| TREE                     | DENSE VEGETATION PREVENTING ACCESS FOR ACCURATE SURVEY |
| SHRUB                    |                                                        |

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.



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THE STANDARD IN ENGINEERING

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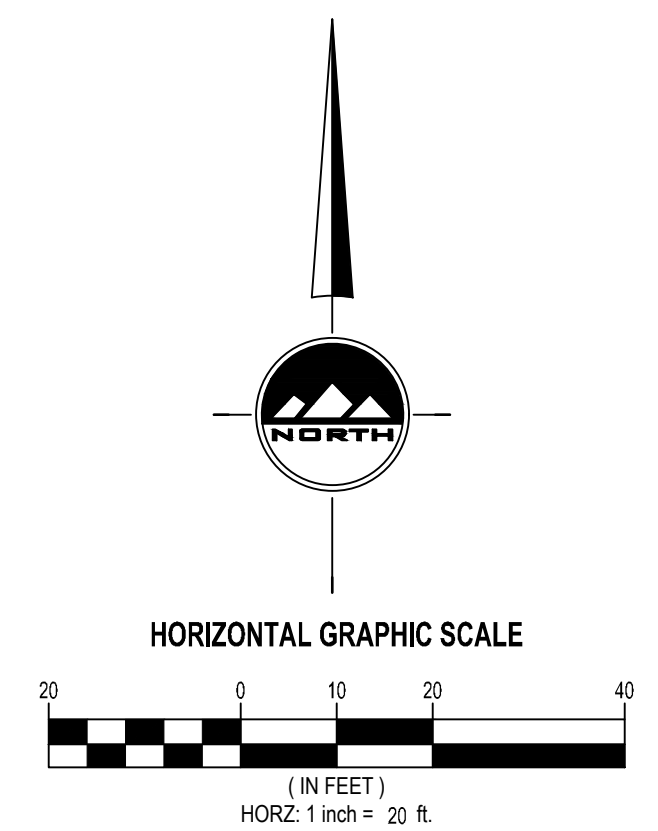
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FOR:  
CLIENT  
CLIENT'S ADDRESS  
CLIENT CITY STATE ZIP

CONTACT:  
CLIENT CONTACT  
PHONE: 801.000.0000

**SYRACUSE CITY PROPERTY  
ALTANSPTS LAND TITLE SURVEY**

**1862 WEST ANTELOPE DRIVE  
SYRACUSE, UTAH 84075**



LOCATED IN THE SOUTHWEST QUARTER  
OF SECTION 10  
TOWNSHIP 4 NORTH, RANGE 2 WEST  
SALT LAKE BASE AND MERIDIAN  
SYRACUSE CITY, DAVIS COUNTY, UTAH

**ALTANSPTS  
LAND TITLE  
SURVEY**

PROJECT NUMBER  
15065

PRINT DATE  
2026-08-19

PROJECT MANAGER  
T. WILLIAMS

DESIGNED BY  
A. MULLINS

**2 of 3**

811

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SURVEYOR'S CERTIFICATE

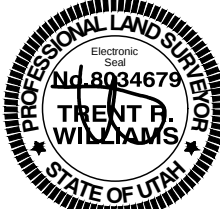
To: City of Syracuse, Stewart Title Guaranty Company; and their successors and assigns.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2026 Minimum Standard Detail Requirements for ALTANSPPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and included items

1, 2, 3, 4, 5, 8, 11(a), 13, 14 and 18 of Table A thereof.

The fieldwork was completed on 06/23/2026.

This ALTANSPPS Survey is based on the Title Report Supplied by: Stewart Title of Utah, Inc., File Number: 2954342 dated: June 1, 2026



Date of Plat or Map: August 19, 2026  
Trent R. Williams, PLS  
License No. 8034679

SURVEY NARRATIVE

The purpose of this survey is to perform an ALTANSPPS Land Title Survey of the subject properties and write a combined description of them, as requested by Syracuse City.

Reference Documents:

- CVS Plaza Subdivision
- Record of Survey No. 5669
- Record of Survey No. 239

Basis of Bearing:

The Basis of Bearing for this survey is North 89°58'46" East, between the Found Southwest Corner and Found South Quarter Corner of Section 10, Township 4 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey.

Boundary Resolution:

The record descriptions were retraced and rotated to match the basis of bearings. We held CVS Plaza Subdivision along the west side. The record northerly segments of the two parcels were found to be consistent with an existing fence. No inconsistencies were found.

RECORD DESCRIPTION  
(AS SHOWN ON THE TITLE REPORT)

PARCEL 1: (12-052-0159)

A tract of land, situate in the SW 1/4 SW 1/4 of Section 10, Township 4 North, Range 2 West, S.L.B.&M. The boundaries of said tract of land are described as follows:

Beginning at the intersection of the Westerly boundary of said tract of land and the Northerly right of way line of SR-108 of said project, which point is 770.55 feet S 89°40'57" East along the Section Line and 85.27 feet North 00°19'03" East from the Southwest corner of said Section 10, said point also being 55.00 feet radially distant Northerly from the centerline of said project; and running thence North 00°19'03" East 208.77 feet along said Westerly boundary line to the Northerly boundary line of said tract of land; thence South 89°40'57" East 226.05 feet along said Northerly boundary line to the Easterly boundary line of said tract of land; thence South 00°19'03" West 235.64 feet along said Easterly boundary line to said Northerly right of way line; thence North 79°40'57" West 29.82 feet to the point of tangency of a 1,555.00-foot radius curve to the left; thence Westerly 198.03 feet along the arc of said curve (Chord bears N 83°19'51" W 197.89 feet) to the point of beginning.

PARCEL 2: (12-052-0189)

A tract of land, situate in the SW 1/4 SW 1/4 of Section 10, Township 4 North, Range 2 West, S.L.B.&M. The boundaries of said tract of land are described as follows:

Beginning at the intersection of the Northerly right of way line of SR-108 and Westerly boundary line of said tract of land at a point 688.85 feet East and 86.98 feet North from the Southwest corner of said Section 10; and running thence North 207.11 feet to the Northerly boundary line of said tract of land; thence East 81.70 feet to the Easterly boundary line of said tract of land; thence South 209.29 feet to a point on said Northerly right of way line; thence along said Northerly right of way line the following two (2) courses: (1) Westerly 73.37 feet along the arc of a 1,555.00 foot radius curve to the left (Note: Chord to said curve bears North 88°19'50" W 73.36 feet); (2) N 89°40'57" West 6.36 feet to the point of beginning.

LEGAL DESCRIPTION  
(AS-SURVEYED)

A parcel of land, situate in the Southwest Quarter of Section 10, Township 4 North, Range 2 West, Salt Lake Base and Meridian, also situated in Syracuse City, Davis County, Utah, more particularly described as follows:

Beginning at a point on the northerly right-of-way line of Antelope Drive (also known as State Route 108), said point being North 89°58'46" East 689.13 feet along the Section Line and North 0°01'14" West 86.98 feet from the Southwest Corner of Section 10, and running thence:

North 0°09'42" East 207.06 feet along the easterly boundary of CVS Plaza Subdivision;  
thence North 89°58'46" East 306.81 feet to the northwesterly corner of that parcel described in a certain Warranty Deed (recorded May 21, 2009, as Entry No. 2452911);  
thence South 0°01'14" East 235.84 feet along the westerly boundary line of said parcel to a point on the northerly right-of-way line of said Antelope Drive;

thence running along said northerly right-of-way line three (3) courses and distances:

- North 80°01'14" West 29.82 feet;
- Westerly 271.38 feet along the arc of a 1,555.00-foot radius curve to the left (center bears South 9°57'56" West and the chord bears North 85°02'02" West 271.04 feet with a central angle of 9°59'58");
- North 89°42'11" West 8.09 feet to the Point of Beginning.

Contains 66,488 square feet or 1.526 acres.

NOTES

For conditions of record not shown hereon as well as specific references to items in the title report, please refer to a title report supplied by: Stewart Title of Utah, Inc., File Number: 2954342 dated: June 1, 2026

1. Table A Items:

- Item 1: Monuments placed at all major corners of the boundary of the surveyed property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
- Item 2: Address of the surveyed site:  
1862 W Antelope Drive  
Syracuse, UT 84075
- Item 3: Flood zone classification depicted by scaled map location and graphic plotting only.  
Flood Zone: X  
Community Number: 49011C0210E  
Revised: 6/18/2007
- Item 4: Gross land area:  
66,488 sq. ft.  
1.526 acres
- Item 5: Vertical relief with the source of information.  
Contours shown hereon are taken from traditional ground survey of the surveyed area.  
Site Benchmark is: 4263.87 (The found Center of Section 15, Township 4 North, Range 2 West, Salt Lake Base and Meridian)
- Item 8: Substantial features observed in the process of conducting the fieldwork are shown hereon. (In addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse).
- Item 11: Evidence of underground utilities existing on or serving the surveyed property is shown hereon as determined by:  
(a) plans provided by service providers  
(b) located during field work
- Item 13: Names of owners of adjoining properties according to current tax records is shown hereon.
- Item 14: The distance to the nearest intersecting street is approximately 85' and is the intersection of Antelope Drive (S.R.-108) and Heritage Lane.
- Item 18: Any plottable offsite easements are shown hereon. These easements have been disclosed in documents provided to or obtained by the surveyor.

2. Schedule BII Exceptions from Coverage

The following exceptions from coverage are taken from the title report supplied by: Stewart Title of Utah, Inc., File Number: 2954342 dated: June 1, 2026

- Items no. 1-7 are general exceptions (Not a Survey Matter.)
- Item No. 8 refers to Property Tax exceptions. General Property Taxes are accruing as liens and are not yet due and payable for Tax ID No. 12-052-0159 and 12-052-0189. (Not a Survey Matter.)
- Item No. 9 refers to the land being located within the boundaries of Davis County 454 District, and is subject to any charges and assessments levied thereby. (Not a Survey Matter.)
- Item No. 10 refers to Ordinance No. 16-24, adopting the Syracuse Antelope Drive Community Development Project Area Plan, and related matters, together with the terms, conditions and limitations contained therein. (Not a Survey Matter.)  
Recorded: September 7, 2016  
Entry No. 2964235  
Book 6595, Page 343
- Item No. 11 refers to water rights, claims or title to water. (Not a Survey Matter.)
- Item No. 12 refers to minerals of whatever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel, together with all rights, privileges and immunities relating thereto. (Not a Survey Matter.)
- Item No. 13 refers to an Easement, and the terms, conditions and limitations contained therein, in favor of Syracuse, a Municipal Corporation. (Shown Hereon.)  
Recorded: December 18, 1985  
Entry No. 721728  
Book 1066, Page 271
- Item No. 14 refers to an Easement, and the terms, conditions and limitations contained therein, in favor of The Utah Department of Transportation. (Shown Hereon.)  
Recorded: December 18, 1985  
Entry No. 2406960  
Book 4664, Page 1134
- Item No. 15 refers to an Agreement for Future Cross-Access Easements, and the terms, conditions and limitations contained therein. (Not Sufficiently Described to Plot.)  
Recorded: September 15, 2016  
Entry No. 2966347  
Book 6601, Page 852
- Item No. 16 refers to Restrictions, Conditions and Reservations as contained in Quit Claim deed, and the terms, conditions and limitations contained therein. (Affects Parcel 1). (Shown Hereon.)  
Recorded: November 21, 2019  
Entry No. 3205653  
Book 7394, Page 1580  
Item No. 16 also refers to Release of Reversionary Clause recorded February 28, 2020 as Entry No. 3230097 in Book 7459 at Page 920. (Affects Parcel 1). (Blanket in Nature.)  
Recorded: February 28, 2020  
Entry No. 3230097  
Book 7459, Page 920
- Item No. 17 refers to Restrictions, Conditions and Reservations as contained in Quit Claim Deed, and the terms, conditions and limitations contained therein. (Affects Parcel 2). (Shown Hereon.)  
Recorded: November 21, 2019  
Entry No. 3205654  
Book 7394, Page 1564  
Item No. 17 also refers to a Release of Reversionary Clause recorded February 28, 2020 as Entry No. 3230096 in Book 7459 at Page 918, of Public Records. (Affects Parcel 2). (Blanket in Nature.)  
Recorded: February 28, 2020  
Entry No. 3230096  
Book 7459, Page 918
- Item No. 18 refers to a Reciprocal Access Easement Agreement, and the terms, conditions and limitations contained therein. (Shown Hereon.)  
Recorded: June 16, 2022  
Entry No. 3483110  
Book 8032, Page 503
- Item No. 19 refers to "The Company requires satisfactory verification of the identity of the seller, as the subject property is assessed as vacant land. Unless you have personal, prior knowledge of the identity of the seller, you must send a letter to the seller at the assessment's verified mailing address requesting confirmation that the transaction is legitimate." (Not a Survey Matter.)
- Item No. 20 refers to any matters that might be disclosed by an accurate survey of said premises.
- Item No. 21 refers to the rights of parties in possession of the land under unrecorded Contracts, Leases, Rental or Occupancy Agreements and any claims and/or liens thereunder. (Not a Survey Matter.)



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CLIENT'S ADDRESS  
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CONTACT:  
CLIENT CONTACT  
PHONE: 801.000.0000

SYRACUSE CITY PROPERTY  
ALTANSPPS LAND TITLE SURVEY  
1862 WEST ANTELOPE DRIVE  
SYRACUSE, UTAH 84075

ALTA/NSPS  
LAND TITLE  
SURVEY

PROJECT NUMBER  
15065  
PROJECT MANAGER  
T. WILLIAMS  
PRINT DATE  
2026-08-19  
DESIGNED BY  
A. MULLINS

## RESOLUTION NO. 26-XX

**A RESOLUTION AUTHORIZING THE PURCHASE OF APPROXIMATELY 1.526 ACRES OF REAL PROPERTY LOCATED AT APPROXIMATELY 1822 W 1700 S.**

**WHEREAS**, the City Council is authorized by state law and city ordinance to dispose of surplus property when it considers such actions appropriate; and

**WHEREAS**, the City finds it advantageous and appropriate for economic development and park development purposes to sell the property to the Syracuse City RDA; and

**WHEREAS**, the land will be sold for fair market value which is believed to be \$1,097,052 ; and

**WHEREAS**, the city surplussed the property on February 25, 2020 following an appropriately noticed public hearing.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, AS FOLLOWS:**

**Section 1. Disposal.** The RDA hereby authorizes staff to transact the purchase of 1.526 acres of property located 1822 W 1700, as more particularly depicted in Exhibit A.

**Section 2. Severability.** If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

**Section 3. Effective Date.** This Resolution shall become effective ten days after adoption.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS  
8TH DAY OF SEPTEMBER, 2026.**

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CASSIE Z. BROWN  
City Recorder

---

DAVE MAUGHAN  
Mayor

Voting by the Council:

AYE

NAY

Councilmember Brown

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Councilmember Cragun

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Councilmember Robertson

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Councilmember Pollard

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Councilmember Watson

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## Exhibit A

### LEGAL DESCRIPTION (AS-SURVEYED)

A parcel of land, situate in the Southwest Quarter of Section 10, Township 4 North, Range 2 West, Salt Lake Base and Meridian, also situated in Syracuse City, Davis County, Utah, more particularly described as follows:

Beginning at a point on the northerly right-of-way line of Antelope Drive (also known as State Route 108), said point being North 89°58'46" East 689.13 feet along the Section Line and North 0°01'14" West 86.98 feet from the Southwest Corner of Section 10, and running thence:

North 0°09'42" East 207.06 feet along the easterly boundary of CVS Plaza Subdivision;

thence North 89°58'46" East 306.81 feet to the northwesterly corner of that parcel described in a certain Warranty Deed (recorded May 21, 2009, as Entry No. 2452911);

thence South 0°01'14" East 235.84 feet along the westerly boundary line of said parcel to a point on the northerly right-of-way line of said Antelope Drive;

thence running along said northerly right-of-way line three (3) courses and distances:

- (1) North 80°01'14" West 29.82 feet;
- (2) Westerly 271.38 feet along the arc of a 1,555.00-foot radius curve to the left (center bears South 9°57'56" West and the chord bears North 85°02'02" West 271.04 feet with a central angle of 9°59'58");
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