

Minutes of the Special Meeting of the Syracuse City Redevelopment Agency of September 8, 2026, at 7:10 p.m., held in a hybrid in-person/electronic format via Zoom, meeting ID 853 8425 5315, in-person in the City Council Chambers at 1979 W. 1900 S., and streamed on the Syracuse City YouTube Channel in accordance with House Bill 5002, Open and Public Meetings Act Amendments, signed into law on June 25, 2020.

Present: Members: Andrea Brown
 Brett Cragun
 Abraham Pollard
 Julie Robertson
 Paul Watson

Mayor Dave Maughan
City Manager Brody Bovero
Administrative Services Director/City Recorder Cassie Z. Brown

City Employees Present:

Assistant City Manager Stephen Marshall
City Attorney Colin Winchester
Fire Chief Aaron Byington
Police Chief Alex Davis
Parks and Recreation Director Kresta Robinson
Public Works Director Robert Whiteley
Communications Specialist Kara Finley

1. Meeting Called to Order/Adopt Agenda

Mayor Maughan called the meeting to order at 7:10 p.m. as a special meeting, with notice of time, place, and agenda provided 24 hours in advance to the newspaper and each Boardmember.

COUNCILMEMBER ROBERTSON MOVED TO ADOPT THE AGENDA. COUNCILMEMBER WATSON SECONDED THE MOTION, ALL VOTED IN FAVOR.

2. Authorize Redevelopment Agency (RDA) purchase of previously
surplussed City-owned land located at approximately 1882 W. 1700 S.

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 per square foot (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 RDA purchased property located at 2500 W. 1700 S. from Utah Department of Transportation (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 perceive conflict of interest with the sale on behalf of any members of the Council or Mayor. The property was previously surplusssed on February 25, 2020 following a properly noticed public hearing.

BOARDMEMBER ROBERTSON MADE A MOTION TO AUTHORIZE THE PRIVATE PURCHASE FROM THE CITY TO THE SYRACUSE CITY REDEVELOPMENT AGENCY, PREVIOUSLY SURPLUSSED LAND LOCATED AT 1882 WEST 1700 SOUTH. BOARDMEMBER CRAGUN SECONDED THE MOTION; ALL VOTED IN FAVOR.

At 7:12 P.M., MAYOR MAUGHAN DECLARED THE MEETING ADJOURNED.

Dave Maughan
Mayor

Cassie Z. Brown, MMC
City Recorder

Redevelopment Agency Special Meeting
September 8, 2026

Date approved: October 13, 2026