

Meeting of the Redevelopment Agency of Sandy City

January 13, 2026 – Online/In Person Meeting
City Council Chambers, Sandy City Hall
10000 South Centennial Parkway, Sandy, Utah

MINUTES

Present: Present: Chair Cyndi Sharkey, Vice-Chair Alison Stroud, Marci Houseman, Kris Nicholl, Brooke D’Sousa, Brooke Christensen, Aaron Dekeyzer

Executive Director: Monica Zoltanski

Others in Attendance: Dustin Fratto, Council Director, Justin Sorenson, Assistant Director, Chris Edwards, Council Clerk, Liz Theriault, Sr. Policy and Comms Analyst, Tracy Cowdell, Council Attorney, Shane Pace, CAO, Lynn Pace, City Attorney, Ryan Mecham, Sr. Policy Advisor, Ryan McConaghie, Fire, Jon Arnold, Police, Scott Ellis, Public Utilities, Ben Hill, Parks & Recreation, Ryan Kump, Public Works, James Sorensen, Community Development, Brian Kelley, Administrative Services, Kasey Dunlavy, Economic Development, Robert Sant, Economic Development, Martin Jensen, Deputy CAO, Mike Wilcox, Community Development, Dan Nelson, Legal, Lois Stillion, Parks & Recreation

1. Motion to convene Redevelopment Agency meeting.

Motion was made by Board Member Sharkey to adjourn the meeting of the City Council and convene the Sandy City Redevelopment Agency Meeting. Board Member Houseman seconded the motion with all voting “yes”.

The Redevelopment Agency Meeting commenced at approximately 7:45 p.m.

2. Discussion of an Interlocal Agreement between the Redevelopment Agency of Sandy City and Sandy City relating to the sale of approximately one acre of vacant city-owned land, located near America First Field.

Economic Development Director Kasey Dunlavy explained that the property was originally for Fire Station 31, and it didn’t work out because of the Monroe Street extension. The purchase price would be the full appraised value, which is around \$978,000. The RDA would use tax increment funds designated for affordable housing, which is allowed under state code even though the property is outside a project area. The intended future use is affordable housing, with a current concept proposal from the Gardner and Boyer groups for 18 owner-occupied townhomes, though no development decision is being made currently.

Board Member D’Sousa clarified that this discussion only authorizes the sale of the property to the RDA, not any future development or resale. Board Member D’Sousa asked about the sales price being different from the original purchase price. Kasey clarified that the sales price is the appraised value of the remaining square footage of the property after the extension of Monroe Street. Brian Kelley added that the sales price will cover the remaining budgeted cost of the Public Works project.

City Attorney Lynn Pace added that if the RDA later sells the property for an affordable housing project, it may sell it at a discounted price to make the project financially feasible. If not used for affordable housing, the RDA would need to recoup fair market value.

3. Discussion of an Interlocal Agreement between the Redevelopment Agency of Sandy City and Sandy City relating to the conveyance of Tax Increment to the Agency consistent with the approval of the Housing Transit and Reinvestment Zone (HTRZ) Committee and meeting the requirements of the HTRZ Act.

Economic Development Deputy Director Robert Sant explained that the Sandy City HTRZ was approved back in September 2025, so it already exists, but an Interlocal agreement between the city and the RDA is required before any tax increment financing can be received. The agreement allows the city to receive funds and pass them through to the RDA, which will administer and manage the funds per the approved HTRZ application. Robert referred to a map showing the overlap of the HTRZ and the Civic Center North project area and noted that a future amendment to the project area will be required before the HTRZ funds can be used.

4. Motion to approve August 5, 2025 and November 18, 2025 Minutes:

Board Member Houseman made a motion to adjourn the meeting of the RDA. Board Member Dekeyser seconded the motion, with all voting “yes”.

5. Motion to adjourn Redevelopment Agency Meeting:

Board Member Sharkey made a motion to adjourn the meeting of the RDA. Board Member D’Sousa seconded the motion, with all voting “yes”.

The meeting recessed at 8:00 p.m.

ATTEST:

Cyndi Sharkey – Chair

Hannah Knudson – Secretary