



Redevelopment Agency of Sandy City

Monica Zoltanski
Executive Director

Cyndi Sharkey
Chair

Alison Stroud
Vice Chair

Memorandum

To: Sandy City Redevelopment Agency Board
From: Kasey Dunlavy, Economic Development Director
Date: January 5, 2026
RE: Adoption of an Interlocal Agreement with the Redevelopment Agency of Sandy to Administer the Sandy Cairns Housing & Transit Reinvestment Zone

BACKGROUND

On September 22, 2025, the Housing and Transit Reinvestment Zone (HTRZ) Committee approved the creation of the Sandy Cairns HTRZ. The approved HTRZ authorizes:

- A duration of 25 consecutive years per phase over a 45-year period, 3 phases total;
- Maximum capture of 80% of TIF;
- \$75M of estimated TIF
- 9% of affordable housing of less than or equal to 80% AMI, 3% of affordable housing of less than or equal to 60% AMI;
- Affordable housing units will be deed restricted for 25-year TIF collection period;
- Sandy City (the “City”) to encourage and promote owner occupied, for sale units, with at least 18 units within the HTRZ.

The Redevelopment Agency of Sandy City (the “RDA”) Board and City Council are being asked to consider adopting an Interlocal Agreement (ILA) between the City and the RDA for the administration, implementation, and ongoing management of the HTRZ pursuant to Utah Code § 63N-3-607(2)(c).

PURPOSE OF INTERLOCAL AGREEMENT

Under Utah Code § 63N-3-607(2)(c), HTRZ TIF paid to a municipality shall be administered by an agency within which the HTRZ is located. Before an agency may receive HTRZ Funds, the municipality shall enter into an interlocal agreement with the agency with terms that are consistent with the approval of the HTRZ Committee. HTRZ funds are not considered revenue of the taxing entities or municipality. The ILA simply states that the City agrees that the RDA shall receive all Tax Increment generated in the HTRZ as permitted by the HTRZ Act, to use consistent with the HTRZ Proposal as approved by the HTRZ Committee and state law

RECOMMENDATION

Staff recommends approval of the ILA between the City and RDA for administration of the Sandy Cairns HTRZ, as required by law.