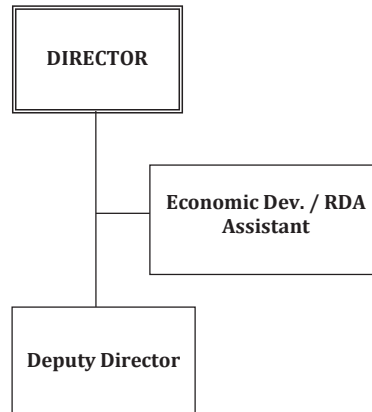


Department Organization

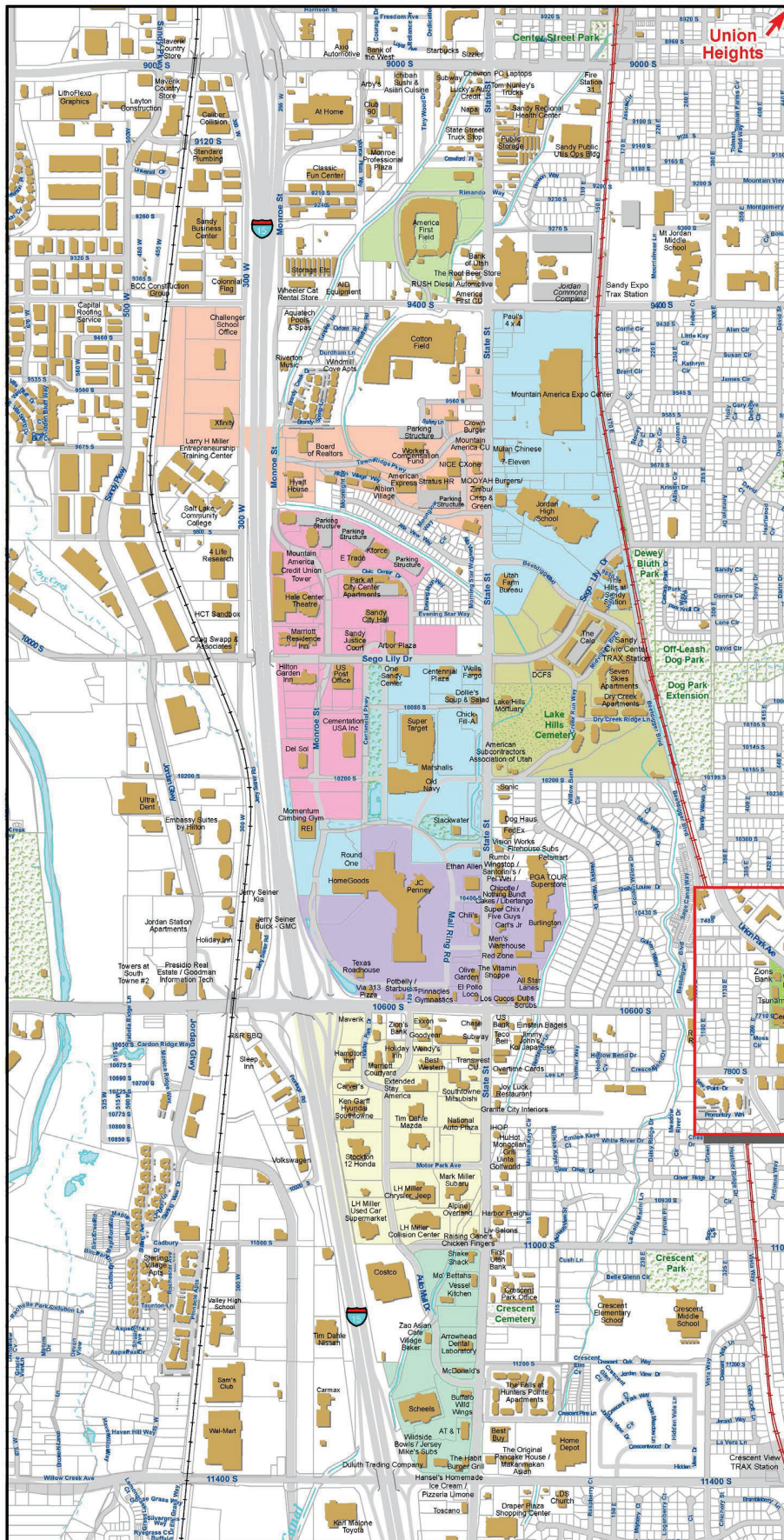


Department Description

The Economic Development/Redevelopment Department works in cooperation with other city departments, businesses, tourism groups, business associations, contractors, real estate professionals, and development groups to promote new capital investment, quality job creation and assist the existing business community. These efforts result in the benefit of high quality jobs and a diversified tax base to help reduce the tax burden on Sandy's residents. These efforts also enable the city to maintain quality services and a high quality of life for the residents.

Department Mission

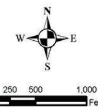
The mission of the Economic Development/Redevelopment Agency of Sandy City is to drive sustainable economic growth and prosperity within our community. We are dedicated to creating new job opportunities, enhancing the quality of life for our residents, fostering a thriving business environment through our Business Connect initiative, and attracting innovative and exceptional developments that contribute to the long-term success of Sandy. Our commitment is to serve as a catalyst for positive change, promoting collaboration and innovation as we work towards a brighter, more prosperous future for all.



Sandy City, Utah Economic/ Redevelopment Agency Areas

- Civic Center South RDA (Automall)
- South Towne Ridge EDA
- Civic Center North RDA
- City Center RDA (Project Area)
- City Center RDA (South Towne) (Tax Increment Area)
- 94th South CDA
- 114th South CDA
- TOD CDA
- Union Heights CDA

Union Heights
Inset Map



Produced by
Sandy City GIS
Zlatko Grebenar
GIS Analyst
April 2, 2025

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Economic Development & Redevelopment Agency

Objectives & Initiatives

Maintain Integrity of Residential Neighborhoods and Preserve Property Values

- Evaluate and facilitate new construction and preservation of a range of different housing types that address the particular needs of Sandy City residents
- Develop and implement affordable housing strategies and programs for RDA Housing Funds

Preserve and Expand Existing Businesses/Seek New Clean Commercial Businesses

- Implement citywide economic development plan strategies
- Implement The Cairns development plan
- Continue implementation and promotion of the Business Connect Brand
- Pursue and retain businesses that complement and grow Sandy's tax base
- Average 6-8 business visits/spotlights per month
- Facilitate new development and completion of approved developments in existing RDA project areas
- Evaluate and create new Community Reinvestment Project Areas within the City
- Evaluate and create new Housing and Transit Reinvestment Zone within the City

Strengthen Communications with Citizens, Businesses, and Other Institutions

- Develop relationships with business, economic development, and governmental entities

Prior-Year Accomplishments

The Economic Development Office recognizes its role as a facilitator to attract new business, jobs and quality of life opportunities to Sandy City. The projects listed below are the result of a coordinated effort by the staff of various city departments, officials, developers, and real estate professionals.

- Increased affordable housing options in Sandy City through utilization of RDA housing funds, tax increment financing, partnership with Canyons School District, and City/RDA property exchange for additional affordable housing lots
- Welcomed new businesses, including Macey's Fresh Market, Axio Automotive, Grand Canyon University, Scelto, Napoli's, Overtime Cards, Barnes & Noble relocation, Trenz1 Oil, Mooyahs, and Joy Pops. These businesses contribute to job creation and enhance the City's retail landscape
- Visited over 100 Sandy Businesses, including over 40 small business highlights. Over 700 new business licenses, more than 1,600 new jobs created, and over 2,000 building permits issued
- Created inaugural Economic Development/RDA Annual Report
- Expanded small business programs, events, and resources to Sandy businesses: Business Appreciation Open House, Shop and Stroll Events, Business Bootcamp Sponsorships, and Shop Sandy Holiday Campaign
- Worked with Bowen Collins and Parks and Recreation to complete relocation and mitigation construction of new wetlands
- Expanded Business Liaison Position for expansion of small business resources and programs
- Partnered with the Sandy Communications Department and Seagull Publishing to create Discover Sandy Tourism Magazine
- Assist with final acquisition and sale of City/RDA property for the construction on Monroe Street Phase VI
- Demolition and cleanup of former Wasatch Shadows property and site prep for future Fire Station 31 and mixed-use development



Fund 2101 - RDA City Center Increment

Department 1800	2024 Actual	2025 Budget	2025 Estimated	2026 Tentative
Financing Sources:				
316110 Interest Income	\$ 187,620	\$ 95,000	\$ 179,573	\$ 135,000
316112 Fair Value of Investment	205,886	-	-	-
Total Financing Sources	\$ 393,506	\$ 95,000	\$ 179,573	\$ 135,000
Financing Uses:				
417600 Project Area Infrastructure				
21009 Capital Facilities Plan Projects	\$ -	\$ 3,574,502	\$ -	\$ 996,851
21010 Red Sky Parking Structure	-	-	-	3,000,000
Total Financing Uses	\$ -	\$ 3,574,502	\$ -	\$ 3,996,851
Excess (Deficiency) Sources over Uses	393,506	(3,479,502)	179,573	(3,861,851)

Fund 210 - RDA City Center Summary

	2024 Actual	2025 Budget	2025 Estimated	2026 Tentative
Total Financing Sources	\$ 393,506	\$ 95,000	\$ 179,573	\$ 135,000
Total Financing Uses	-	3,574,502	-	3,996,851
Excess (Deficiency) Sources over Uses	393,506	(3,479,502)	179,573	(3,861,851)
Balance - Beginning	3,288,772	3,682,278	3,682,278	3,861,851
Balance - Ending	\$ 3,682,278	\$ 202,776	\$ 3,861,851	\$ -

Fund 2111 - RDA Civic Center South Increment

Department 1810	2024 Actual	2025 Budget	2025 Estimated	2026 Tentative
Financing Sources:				
316110 Interest Income	\$ 69,575	\$ 32,000	\$ 76,293	\$ 35,000
313900 Miscellaneous Grants	960	-	-	-
Total Financing Sources	\$ 70,535	\$ 32,000	\$ 76,293	\$ 35,000
Financing Uses:				
410000 Administration	\$ 311,014	\$ 708,789	\$ 708,789	\$ 644,439
417600 Project Area Infrastructure				
21009 Capital Facilities Plan Projects	-	372,249	-	-
Total Financing Uses	\$ 311,014	\$ 1,081,038	\$ 708,789	\$ 644,439
Excess (Deficiency) Sources over Uses	(240,479)	(1,049,038)	(632,496)	(609,439)

Fund 2112 - RDA Civic Center South Haircut

Department 1810	2024 Actual	2025 Budget	2025 Estimated	2026 Tentative
Financing Sources:				
311130 Property Taxes - Haircut	\$ 699,658	\$ 700,000	\$ 976,054	\$ 975,000
Total Financing Sources	\$ 699,658	\$ 700,000	\$ 976,054	\$ 975,000
Financing Uses:				
Total Financing Uses	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) Sources over Uses	699,658	700,000	976,054	975,000

Fund 211 - RDA Civic Center South Summary

	2024 Actual	2025 Budget	2025 Estimated	2026 Tentative
Total Financing Sources	\$ 770,193	\$ 732,000	\$ 1,052,347	\$ 1,010,000
Total Financing Uses	311,014	1,081,038	708,789	644,439
Excess (Deficiency) Sources over Uses	459,179	(349,038)	343,558	365,561
Fund Balance (Deficit) - Beginning	1,163,669	1,622,848	1,622,848	1,966,406
Fund Balance (Deficit) - Ending	\$ 1,622,848	\$ 1,273,810	\$ 1,966,406	\$ 2,331,967

Fund 2121 - RDA Civic Center North Increment

Department 1820	2024 Actual	2025 Budget	2025 Estimated	2026 Tentative
Financing Sources:				
311130 Property Taxes - Increment	\$ 3,083,305	\$ 3,080,000	\$ 2,824,895	\$ 2,750,000
311131 Canyons School District Payment	(965,934)	(966,000)	(846,964)	(825,000)
311133 Sandy City Payment	(157,289)	(157,000)	(167,000)	(163,000)
313900 Miscellaneous Grants	2,800	-	-	-
316110 Interest Income	1,233,220	700,000	1,137,973	925,000
317901 Loan Payments from Developers	452,029	452,030	452,030	452,030
Total Financing Sources	\$ 3,648,131	\$ 3,109,030	\$ 3,400,934	\$ 3,139,030
Financing Uses:				
410000 Administration	\$ 827,804	\$ 708,789	\$ 708,789	\$ 644,439
413792 Project Area Professional Services	33,330	91,670	91,670	50,000
417600 Project Area Infrastructure				
21009 Capital Facilities Plan Projects	1,179,485	5,869,236	-	5,000,000
21037 Parking Structure - Mtn. America CU	113,923	113,923	113,923	113,923
21042 The Summit	-	15,000,000	-	13,859,519
21043 Gardner Project	469,873	3,199,874	283,287	2,916,587
44131 Transfer to Debt Service				
State Infrastructure Bank Loan (2022)	1,140,481	1,140,481	1,140,481	1,140,481
State Infrastructure Bank Loan (2023)	452,030	452,029	452,029	452,030
Total Financing Uses	\$ 4,216,926	\$ 26,576,002	\$ 2,790,179	\$ 24,176,979
Excess (Deficiency) Sources over Uses	(568,794)	(23,466,972)	610,755	(21,037,949)

Fund 2122 - RDA Civic Center North Haircut

Department 1820	2024 Actual	2025 Budget	2025 Estimated	2026 Tentative
Financing Sources:				
311130 Property Taxes - Haircut	\$ 861,595	\$ 862,000	\$ 687,374	\$ 690,000
Total Financing Sources	\$ 861,595	\$ 862,000	\$ 687,374	\$ 690,000
Financing Uses:				
None	\$ -	\$ -	\$ -	\$ -
Total Financing Uses	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) Sources over Uses	861,595	862,000	687,374	690,000

Fund 212 - RDA Civic Center North Summary

	2024 Actual	2025 Budget	2025 Estimated	2026 Tentative
Total Financing Sources	\$ 4,509,726	\$ 3,971,030	\$ 4,088,308	\$ 3,829,030
Total Financing Uses	4,216,926	26,576,002	2,790,179	24,176,979
Excess (Deficiency) Sources over Uses	292,801	(22,604,972)	1,298,129	(20,347,949)
Fund Balance (Deficit) - Beginning	22,802,426	23,095,227	23,095,227	24,393,356
Fund Balance (Deficit) - Ending	\$ 23,095,227	\$ 490,255	\$ 24,393,356	\$ 4,045,407

Fund 2131 - EDA South Towne Ridge Increment

Department 1830	2024 Actual	2025 Budget	2025 Estimated	2026 Tentative
Financing Sources:				
316110 Interest Income	\$ 420,310	\$ 300,000	\$ 390,096	\$ 300,000
Total Financing Sources	\$ 420,310	\$ 300,000	\$ 390,096	\$ 300,000
Financing Uses:				
417600 Project Area Infrastructure				
21009 Capital Facilities Plan Projects	\$ -	\$ 7,650,926	\$ -	\$ -
Total Financing Uses	\$ -	\$ 7,650,926	\$ -	\$ -
Excess (Deficiency) Sources over Uses	420,310	(7,350,926)	390,096	300,000
Fund Balance (Deficit) - Beginning	6,928,841	7,349,151	7,349,151	7,739,247
Fund Balance (Deficit) - Ending	\$ 7,349,151	\$ (1,775)	\$ 7,739,247	\$ 8,039,247

Fund 2132 - EDA South Towne Ridge Housing

Department 1830	2024 Actual	2025 Budget	2025 Estimated	2026 Tentative
Financing Sources:				
314930 Building Rental	\$ 9,225	\$ 6,000	\$ 8,000	\$ -
Total Financing Sources	\$ 9,225	\$ 6,000	\$ 8,000	\$ -
Financing Uses:				
417600 Project Area Infrastructure				
21015 EDA Housing Programs	\$ 51,051	\$ -	\$ 635,429	\$ -
441100 Transfer Out - General Fund (SB 235)	250,000	275,000	91,667	-
Total Financing Uses	\$ 301,051	\$ 275,000	\$ 727,096	\$ -
Excess (Deficiency) Sources over Uses	(291,826)	(269,000)	(719,096)	-
Fund Balance (Deficit) - Beginning	1,017,725	725,900	725,900	6,804
Fund Balance (Deficit) - Ending	\$ 725,900	\$ 456,900	\$ 6,804	\$ 6,804

Fund 2140 - CDA 9400 South

Department 1840	2024 Actual	2025 Budget	2025 Estimated	2026 Tentative
Financing Sources:				
311130 Property Taxes - Increment	\$ 92,006	\$ 92,000	\$ 101,335	\$ 100,000
316110 Interest Income	96,964	26,700	134,940	10,000
311700 Transient Room Tax - County	4,919,152	4,500,000	4,943,841	4,900,000
Total Financing Sources	\$ 5,108,122	\$ 4,618,700	\$ 5,180,116	\$ 5,010,000
Financing Uses:				
441100 Transfer to General Fund	\$ -	\$ -	\$ -	\$ 4,666,438
441310 Transfer to Debt Service				
Soccer Stadium Bonds (2007)	2,724,173	2,845,325	2,850,005	3,297,100
Soccer Stadium Bonds (2008)	801,052	805,076	805,076	807,397
417600 Project Area Infrastructure				
21033 Obligated Reserves	-	5,531,306	-	-
Total Financing Uses	\$ 3,525,225	\$ 9,181,707	\$ 3,655,081	\$ 8,770,935
Excess (Deficiency) Sources over Uses	1,582,897	(4,563,007)	1,525,035	(3,760,935)
Fund Balance (Deficit) - Beginning	3,465,824	5,048,721	5,048,721	6,573,756
Fund Balance (Deficit) - Ending	\$ 5,048,721	\$ 485,714	\$ 6,573,756	\$ 2,812,821

Fund 2150 - CDA Union Heights

Department 1850	2024 Actual	2025 Budget	2025 Estimated	2026 Tentative
Financing Sources:				
311130 Property Taxes - Increment	\$ 44,152	\$ 45,000	\$ 46,784	\$ 47,000
Total Financing Sources	\$ 44,152	\$ 45,000	\$ 46,784	\$ 47,000
Financing Uses:				
417600 Project Area Infrastructure				
21030 Union Heights	\$ 44,152	\$ 45,000	\$ 46,784	\$ 47,000
Total Financing Uses	\$ 44,152	\$ 45,000	\$ 46,784	\$ 47,000
Excess (Deficiency) Sources over Uses	-	-	-	-
Fund Balance (Deficit) - Beginning	-	-	-	-
Fund Balance (Deficit) - Ending	\$ -	\$ -	\$ -	\$ -

Fund 2160 - CDA 11400 South

Department 1860	2024 Actual	2025 Budget	2025 Estimated	2026 Tentative
Financing Sources:				
311130 Property Taxes - Increment	\$ 545,400	\$ 545,000	\$ 569,600	\$ 570,000
316110 Interest Income	117,434	77,000	119,502	90,000
Total Financing Sources	\$ 662,834	\$ 622,000	\$ 689,102	\$ 660,000
Financing Uses:				
417600 Project Area Infrastructure				
21031 Scheels	\$ 341,781	\$ 350,000	\$ 350,509	\$ 360,000
21041 Potential Development Obligations	-	2,629,156	2,629,156	-
Total Financing Uses	\$ 341,781	\$ 2,979,156	\$ 2,979,665	\$ 360,000
Excess (Deficiency) Sources over Uses	321,053	(2,357,156)	(2,290,563)	300,000
Fund Balance (Deficit) - Beginning	2,046,644	2,367,697	2,367,697	77,134
Fund Balance (Deficit) - Ending	\$ 2,367,697	\$ 10,541	\$ 77,134	\$ 377,134

Fund 2170 - CDA Transit-Oriented

Department 1870	2024 Actual	2025 Budget	2025 Estimated	2026 Tentative
Financing Sources:				
311130 Property Taxes - Increment	\$ 1,716,464	\$ 1,717,000	\$ 1,685,994	\$ 1,685,000
311131 Canyons School District Payment	(339,846)	(340,000)	(323,095)	(325,000)
311132 Salt Lake County Payment	(112,593)	(113,000)	(110,361)	(110,000)
311133 Sandy City Payment	(27,374)	(27,000)	(32,325)	(32,000)
313900 Miscellaneous Grants	240	-	-	-
316110 Interest Income	107,116	72,000	107,023	90,000
Total Financing Sources	\$ 1,344,006	\$ 1,309,000	\$ 1,327,236	\$ 1,308,000
Financing Uses:				
410000 Administration	\$ 65,968	\$ 90,487	\$ 90,487	\$ 82,268
413792 Project Area Professional Services	-	20,000	20,000	20,000
417600 Project Area Infrastructure				
21009 Capital Facilities Plan Projects	-	2,010,500	-	-
21039 East Village	1,012,319	1,050,000	1,034,150	1,050,000
Total Financing Uses	\$ 1,078,287	\$ 3,170,987	\$ 1,144,637	\$ 1,152,268
Excess (Deficiency) Sources over Uses	265,718	(1,861,987)	182,599	155,732
Fund Balance (Deficit) - Beginning	1,640,658	1,906,377	1,906,377	2,088,976
Fund Balance (Deficit) - Ending	\$ 1,906,377	\$ 44,390	\$ 2,088,976	\$ 2,244,708