

# Meeting of the Redevelopment Agency of Sandy City

March 16, 2021 - Online Meeting  
City Council Chambers, Sandy City Hall  
10000 South Centennial Parkway, Sandy, Utah  
**MINUTES**

**Present:** Present: Chairman Cyndi Sharkey, Brooke Christensen, Alison Stroud, Kristin Coleman-Nicholl, Marci Houseman, Zack Robinson, Monica Zoltanski.

**Mayor:** Kurt Bradburn

**Others in Attendance:** CAO Matthew Huish, Economic Development Director Nick Duerksen, Economic Development Senior Project Manager Kasey Dunlavy, Executive Director Mike Applegarth, Council Office Analyst Dustin Fratto, Council Clerk Christine Edwards.

1. Motion was made by Ms. Sharkey to recess the meeting of the City Council and convene the Sandy City Redevelopment Meeting. Ms. Nicholl seconded the motion with all voting “yes”.

The Redevelopment Agency Meeting commenced at 7:06 p.m.

2. Presentation and discussion of Economic Development Housing Funds. Kasey Dunlavy presented a PowerPoint of the Economic Development Housing Funds for discussion on how these funds are used. In 2013 a resolution passed with guidelines and recommendations of how the funds were to be used. The City Finance Department has been able to use a portion of these funds that was enabled by State statute, to make the homeless shelter mitigation payment for the past three years. The Redevelopment Agency is looking to the Board for direction on how to proceed with the Housing fund. There is not a timeline as to when the funds need to be spent.

The funds from the housing fund may be spent on “income targeted housing” (at or below 80% AMI of Salt Lake County), any blighted RDA Project Area, relocation of mobile home residents displaced by an RDA project, and to offset the annual local contribution to the Homeless Shelter Mitigation Restricted Account.

Staff recommends the following:

- a. Selling of 90<sup>th</sup> South properties for single family, owner occupied housing with the proceeds going back to the Housing Fund.
- b. Partner with residential developer(s) to build income targeted housing units.

- c. Continue partnership with the Canyons School District and the CTEC program to build income targeted housing.
- d. Donate money to the City's CBDG fund to be used/leveraged for qualified, income targeted projects.

Brooke Christensen made motion to;

- a. Continue to partnership with CTEC
- b. Sell the lots
- c. Pay the homeless Shelter payment
- d. Save remaining balance for trailer park relocation and/or acquiring problem properties.

Alyson Stroud seconded the motion.

After a lengthy discussion by the Board, and several differing options on how the Housing Fund funds should be used, it was decided to have a workshop session to discuss this further and bring it back.

**Vote:** Ms. Christensen – Yes, Ms. Stroud – Yes, Ms. Zoltanski – No, Mr. Robinson – No, Ms. Nicholl – No, Ms. Houseman – No, Ms. Sharkey – No.

**Motion Failed:** Yes – 2, No - 5

- 3. Resolution RD 21-01. A Resolution authorizing the extension of collection of tax increment for two years in each of the three Project Areas impacted by the Covid-19 emergency.

Nick Duerksen stated that during interim, discussions on House Bill 6001 led to the acknowledgement that due to the impacts of Covid-19. there have been projects area that became delayed or even cancelled. Many projects are set up with pro-formas based on creating a certain amount of tax increment. It was apparent that there needed to be relief for project area's within RDA's that had delays or cancellations. The bill allowed for extension up to a maximum of two years to help offset the delays and maintain the performance of the project area budgets. Sandy City has three Project Area's effected; Civic Center North, the TOD, and 9400 S CDA. This 2-year extension will extend the project areas. It does not automatically extend participation of the individual project itself (the developer) until there have been amendments brought back before the Board.

Zack Robinson asked if two years is enough and what happens if these projects never come to life. Nick responded saying the agreements are based on post-performance, meaning they will not receive any participation from the City until they build.

Dustin Fratto asked for any public comments. Chelsea woodruff spoke stating she would like to advocate for disability access. Ms. Sharkey thanked her for her comments. No other raised hands, public comment was closed

Motion made by Ms. Nicholl to adopt Resolution RD 21-01. A Resolution authorizing the extension of collection of tax increment for two years in each of the three Project Areas impacted by the Covid-19 emergency.

**Vote:** Ms. Nicholl – Yes, Ms. Houseman – Yes, Mr. Robinson – Yes, Ms. Christensen- Yes, Ms. Zoltanski - Yes, Ms. Stroud- Yes, M. Sharkey – Yes.

**Motion Passed:** Yes –7, No – 0

4. Motion to Approve Minutes for December 15, 2020.

Motion made by Ms. Nicholl to approve minutes for December 15, 2020. Mr. Robinson seconded the motion with all voting Yes.

5. Motion to adjourn Redevelopment Agency Meeting: Ms. Nicholl made a motion to recess the meeting of the RDA. Council staff seconded the motion, with all voting “yes”.

The meeting recessed at 8:52 p.m.

ATTEST:

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Alison Stroud – Chairman

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Cyndie Nell - Secretary