

Redevelopment Agency of Sandy City



Kristin Coleman-Nicholl	Chair
Zach Robinson	Vice-Chair
Brooke Christensen	Board Member
Marci Houseman	Board Member
Cyndi Sharkey	Board Member
Alison Stroud	Board Member
Monica Zoltanski	Board Member

Tuesday, June 23, 2020

Sandy City Hall
10000 Centennial Parkway, Sandy, Utah

Agenda

Meeting time: Approximately 6:00 p.m.

1. Motion to convene Redevelopment Agency meeting
2. Public Hearing to receive comment on Fiscal year 2020-21 tentative RDA Budget.
3. Approval of Minutes:
May 19, 2020
4. Motion to adjourn Redevelopment Agency meeting.

In compliance with the Americans with Disabilities Act, reasonable accommodations for individuals with disabilities will be provided upon request. For assistance please call [\(801\) 568-7141](tel:8015687141).

Policies & Objectives

- Implement citywide economic development plan strategies
- Implement The Cairns development plan including outreach and marketing
- Pursue and retain businesses that compliment and grow Sandy's tax base
- Develop relationships with business, economic development, and governmental entities
- Facilitate completion of approved developments in existing Redevelopment Agency (RDA) project areas
- Evaluate and create new Community Reinvestment Project Areas within the City
- Provide property management services for the city
- Develop and implement affordable housing strategies and programs for EDA Housing Funds

Prior-year Accomplishments

The Economic Development Office recognizes its role as a facilitator to attract new business and job 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.

- Updated the Capital Facilities and Financial Plan (CFFP) for the RDA
- Successful adoption of SB 77 - Tax Increment growth calculation
- Successful adoption of HB 280 - local option TRT for tourism
- Completed design, PSA and Participation Agreement of The Summit at The Cairns Project
- Re-design of Centennial Towers Project
- Implemented update to Elmpact data dashboard to website
- Awarding of RFP for Wasatch Shadows to Gardner/Boyer - Stadium Master Plan
- Property disposition: RSL Sign Deed, Gardner #2 Closing, Horman Property / Summit PSA
- Property acquisition/assembly: Pacific Retail Dry Creek/Dimple Dell Trail easements
- Office Buildings: American Express, Sandy Towers West
- Businesses: American Express, Castlight, Red Olive, Cornerstone OnDemand, Cigna Health, Club Demo, Elite Coding and Billing, Kiewit Infrastructure West, Landcar insurance, Lewis Bilisbolis Bisgaard & Smith, Mint Construction, Numotion, Pinnacle Quality, SmileLove, Spiff, Title One, Total Care Auto,
- Retail Projects: Home Goods, Cafe Berlin, Vessel Kitchen, Duluth Trading, El Mexiquense, Mazza, Midici, Harrison Mitsubishi, La Puente, Legend, Localz Bistro, Mo' Bettahs, One Click Retail, Shake Shack, Wasatch Rx
- Residential Projects in The Cairns: East Village Phase 2, Arcadia Phase 2, Affordable Housing Cottage Ave., Red Sky Apts
- COVID-19: Trained in SBA Programs; participated on State and Local Response and Recovery Task Forces



Fund 2101 - RDA City Center Increment

Department 1800	2017 Actual	2018 Actual	2019 Actual	2020 Estimated	2021 Tentative
Financing Sources:					
3161100 Interest Income	\$ 40,723	\$ 25,407	\$ 125,522	\$ 55,000	\$ 15,000
Project Area Loan Payoff - Civic Center North	-	-	-	1,523,740	-
Total Financing Sources	\$ 40,723	\$ 25,407	\$ 125,522	\$ 1,578,740	\$ 15,000
Financing Uses:					
410000 Administration	\$ 317,787	\$ 283,937	\$ 198,925	\$ -	\$ -
417600 Project Area Infrastructure					
21040 South Town Mall Mural	-	-	85,000	-	-
21009 Capital Facilities Plan Projects	-	14,750	185,250	1,897,562	1,610,390
Total Financing Uses	\$ 317,787	\$ 298,687	\$ 469,175	\$ 1,897,562	\$ 1,610,390
Excess (Deficiency) Sources over Uses	(277,064)	(273,280)	(343,653)	(318,822)	(1,595,390)

Fund 2102 - RDA City Center Haircut

Department 1800	2017 Actual	2018 Actual	2019 Actual	2020 Estimated	2021 Tentative
Financing Sources:					
311130 Property Taxes - Haircut	\$ 790,397	\$ 1,015,101	\$ 612,250	\$ -	\$ -
Total Financing Sources	\$ 790,397	\$ 1,015,101	\$ 612,250	\$ -	\$ -
Financing Uses:					
None	\$ -	\$ -	\$ -	\$ -	\$ -
Total Financing Uses	\$ -	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) Sources over Uses	790,397	1,015,101	612,250	-	-

Fund 210 - RDA City Center Summary

	2017 Actual	2018 Actual	2019 Actual	2020 Estimated	2021 Tentative
Total Financing Sources	\$ 831,120	\$ 1,040,508	\$ 737,772	\$ 1,578,740	\$ 15,000
Total Financing Uses	317,787	298,687	469,175	1,897,562	1,610,390
Excess (Deficiency) Sources over Uses	513,333	741,821	268,596	(318,822)	(1,595,390)
Balance - Beginning	390,461	903,794	1,645,615	1,914,212	1,595,390
Balance - Ending	\$ 903,794	\$ 1,645,615	\$ 1,914,212	\$ 1,595,390	\$ -

Fund 2111 - RDA Civic Center South Increment

Department 1810	2017 Actual	2018 Actual	2019 Actual	2020 Estimated	2021 Tentative
Financing Sources:					
311130 Property Taxes - Increment	\$ 664,679	\$ 700,528	\$ 659,779	\$ -	\$ -
316110 Interest Income	15,084	16,440	25,718	14,000	4,000
341100 Transfer In - Gen. Fund (Sales Tax)	22,803	42,500	4,332	-	-
Project Area Loan Payoff - Civic Center North	-	-	-	1,244,183	-
Total Financing Sources	\$ 702,566	\$ 759,468	\$ 689,829	\$ 1,258,183	\$ 4,000
Financing Uses:					
410000 Administration	\$ 365,386	\$ 336,596	\$ 186,359	\$ 296,443	\$ 253,878
41383 Sewer District Payment	24,855	24,851	24,731	-	-
417600 Project Area Infrastructure					
21009 Capital Facilities Plan Projects	-	-	-	-	560,657
21035 Dahle/Meyer Southtowne	85,309	85,368	86,464	-	-
441311 Transfer to Debt Service					
Road Bonds (2007)	470,308	-	-	-	-
Total Financing Uses	\$ 945,858	\$ 446,815	\$ 297,554	\$ 296,443	\$ 814,535
Excess (Deficiency) Sources over Uses	(243,292)	312,653	392,275	961,740	(810,535)

Fund 2112 - RDA Civic Center South Haircut

Department 1810	2017 Actual	2018 Actual	2019 Actual	2020 Estimated	2021 Tentative
Financing Sources:					
311130 Property Taxes - Haircut	\$ 443,119	\$ 467,020	\$ 439,853	\$ 737,517	\$ 740,000
Total Financing Sources	\$ 443,119	\$ 467,020	\$ 439,853	\$ 737,517	\$ 740,000
Financing Uses:					
4413109 Transfer to Debt Service					
Park Projects Bonds (1999)	\$ 771,490	\$ 763,722	\$ 761,782	\$ 827,822	\$ -
441560 Transfer to Golf Fund					
Golf Course Bonds (2002)	150,000	150,000	150,000	150,000	150,000
Total Financing Uses	\$ 921,490	\$ 913,722	\$ 911,782	\$ 977,822	\$ 150,000
Excess (Deficiency) Sources over Uses	(478,371)	(446,703)	(471,929)	(240,305)	590,000

Fund 211 - RDA Civic Center South Summary

	2017 Actual	2018 Actual	2019 Actual	2020 Estimated	2021 Tentative
Total Financing Sources	\$ 1,145,685	\$ 1,226,488	\$ 1,129,682	\$ 1,995,700	\$ 744,000
Total Financing Uses	1,867,348	1,360,537	1,209,336	1,274,265	964,535
Excess (Deficiency) Sources over Uses	(721,663)	(134,050)	(79,654)	721,435	(220,535)
Fund Balance (Deficit) - Beginning	434,467	(287,197)	(421,246)	(500,900)	220,535
Fund Balance (Deficit) - Ending	\$ (287,197)	\$ (421,246)	\$ (500,900)	\$ 220,535	\$ -

Fund 2121 - RDA Civic Center North Increment

Department 1820	2017 Actual	2018 Actual	2019 Actual	2020 Estimated	2021 Tentative
Financing Sources:					
311130 Property Taxes - Increment	\$ 1,331,908	\$ 1,121,018	\$ 1,268,774	\$ 2,066,868	\$ 2,070,000
316110 Interest Income	1	(20,918)	14,512	-	-
316300 Sale of Fixed Assets	4,462,815	2,232,167	-	1,182,274	-
341410 Transfer In - Cap Proj General Rev	2,000,000	-	-	-	-
Total Financing Sources	\$ 7,794,724	\$ 3,332,267	\$ 1,283,286	\$ 3,249,142	\$ 2,070,000
Financing Uses:					
410000 Administration	\$ 549,423	\$ 452,185	\$ 316,670	\$ 813,848	\$ 740,484
413792 Project Area Professional Services	-	-	16,972	83,028	50,000
417600 Project Area Infrastructure					
21037 Parking Structure - Mtn. America CU	-	-	6,000,000	113,923	113,923
21033 Obligated Reserves	-	-	-	-	2,836,790
441310 Transfer to Debt Service					
Road Bonds (2007)	469,892	-	-	-	-
Monroe St Property (2013)	892,930	892,860	891,543	892,195	893,666
Inter-fund Loan Payoff	2,000,000	-	-	-	-
Project Area Loan Payoff - City Center	-	-	-	1,523,740	-
Project Area Loan Payoff - Civic Center South	-	-	-	1,244,183	-
Total Financing Uses	\$ 3,912,245	\$ 1,345,046	\$ 7,225,185	\$ 4,670,917	\$ 4,634,863
Excess (Deficiency) Sources over Uses	3,882,479	1,987,222	(5,941,899)	(1,421,775)	(2,564,863)

Fund 2122 - RDA Civic Center North Haircut

Department 1820	2017 Actual	2018 Actual	2019 Actual	2020 Estimated	2021 Tentative
Financing Sources:					
311130 Property Taxes - Haircut	\$ 570,818	\$ 747,346	\$ 845,850	\$ 1,377,912	\$ 1,380,000
Total Financing Sources	\$ 570,818	\$ 747,346	\$ 845,850	\$ 1,377,912	\$ 1,380,000
Financing Uses:					
None	\$ -	\$ -	\$ -	\$ -	\$ -
Total Financing Uses	-	-	-	-	-
Excess (Deficiency) Sources over Uses	570,818	747,346	845,850	1,377,912	1,380,000

Fund 212 - RDA Civic Center North Summary

	2017 Actual	2018 Actual	2019 Actual	2020 Estimated	2021 Tentative
Total Financing Sources	\$ 8,365,541	\$ 4,079,613	\$ 2,129,136	\$ 4,627,054	\$ 3,450,000
Total Financing Uses	3,912,245	1,345,046	7,225,185	4,670,917	4,634,863
Excess (Deficiency) Sources over Uses	4,453,296	2,734,567	(5,096,050)	(43,863)	(1,184,863)
Fund Balance (Deficit) - Beginning	(863,088)	3,590,208	6,324,776	1,228,726	1,184,863
Fund Balance (Deficit) - Ending	\$ 3,590,208	\$ 6,324,776	\$ 1,228,726	\$ 1,184,863	\$ -

Fund 2131 - EDA South Towne Ridge Increment

Department 1830	2017 Actual	2018 Actual	2019 Actual	2020 Estimated	2021 Tentative
Financing Sources:					
311130 Property Taxes - Increment	\$ 1,417,353	\$ 1,942,556	\$ 1,919,788	\$ -	\$ -
316110 Interest Income	58,509	101,235	204,829	125,000	50,000
341214 Transfer In - CDA 9400 South	-	-	1,015,216	-	-
Total Financing Sources	\$ 1,475,862	\$ 2,043,791	\$ 3,139,834	\$ 125,000	\$ 50,000
Financing Uses:					
410000 Administration	\$ 116,545	\$ 103,170	\$ 308,478	\$ 56,883	\$ -
417600 Project Area Infrastructure					
21009 Capital Facilities Plan Projects	-	-	-	2,419,444	469,740
21026 WCF of Utah	484,910	756,726	751,699	329,586	-
21038 Connexion Point	-	-	-	192,000	96,000
441311 Transfer to Debt Service	83,550	-	-	-	-
Total Financing Uses	\$ 685,005	\$ 859,896	\$ 1,060,177	\$ 2,997,913	\$ 565,740
Excess (Deficiency) Sources over Uses	790,857	1,183,894	2,079,657	(2,872,913)	(515,740)
Fund Balance (Deficit) - Beginning	(665,755)	125,102	1,308,996	3,388,653	515,740
Fund Balance (Deficit) - Ending	\$ 125,102	\$ 1,308,996	\$ 3,388,653	\$ 515,740	\$ -

Fund 2132 - EDA South Towne Ridge Housing

Department 1830	2017 Actual	2018 Actual	2019 Actual	2020 Estimated	2021 Tentative
Financing Sources:					
311130 Property Taxes - Housing	\$ 354,337	\$ 485,639	\$ 479,947	\$ -	\$ -
314930 Building Rental	7,089	(8,600)	6,000	6,000	6,000
316900 Sundry Revenue	156	-	-	-	-
Total Financing Sources	\$ 361,582	\$ 477,039	\$ 485,947	\$ 6,000	\$ 6,000
Financing Uses:					
417600 Project Area Infrastructure					
21015 EDA Housing Programs	\$ 410,378	\$ 4,043	\$ 5,527	\$ 2,147,444	\$ -
441100 Transfer Out - General Fund (SB 235)	-	-	116,397	179,271	200,000
Total Financing Uses	\$ 410,378	\$ 4,043	\$ 121,924	\$ 2,326,715	\$ 200,000
Excess (Deficiency) Sources over Uses	(48,795)	472,996	364,024	(2,320,715)	(194,000)
Fund Balance (Deficit) - Beginning	1,726,491	1,677,696	2,150,692	2,514,715	194,000
Fund Balance (Deficit) - Ending	\$ 1,677,696	\$ 2,150,692	\$ 2,514,715	\$ 194,000	\$ -

Fund 2140 - CDA 9400 South

Department 1840	2017 Actual	2018 Actual	2019 Actual	2020 Estimated	2021 Tentative
Financing Sources:					
311130 Property Taxes - Increment	\$ 94,141	\$ 89,183	\$ 95,186	\$ 93,967	\$ 95,000
316110 Interest Income	-	-	21,217	-	-
311700 Transient Room Tax - County	3,332,491	3,581,154	3,591,532	2,780,000	2,900,000
317500 Forbearance Agreement	75,000	-	75,000	-	-
Total Financing Sources	\$ 3,501,632	\$ 3,670,337	\$ 3,782,935	\$ 2,873,967	\$ 2,995,000
Financing Uses:					
418300 Interest Expense	\$ 4,280	\$ (10,618)	\$ (5,360)	\$ -	\$ -
441213 Transfer to EDA S. Towne Ridge	-	-	1,015,216	-	-
441310 Transfer to Debt Service					
Soccer Stadium Bonds (2007)	2,457,770	2,537,938	2,616,017	2,705,122	2,813,092
Soccer Stadium Bonds (2008)	345,691	343,204	345,152	786,245	544,619
417600 Project Area Infrastructure					
21033 Obligated Reserves	-	-	-	-	1,546,828
Total Financing Uses	\$ 2,807,741	\$ 2,870,524	\$ 3,971,025	\$ 3,491,367	\$ 4,904,539
Excess (Deficiency) Sources over Uses	693,891	799,813	(188,090)	(617,400)	(1,909,539)
Fund Balance (Deficit) - Beginning	1,221,324	1,915,216	2,715,029	2,526,939	1,909,539
Fund Balance (Deficit) - Ending	\$ 1,915,216	\$ 2,715,029	\$ 2,526,939	\$ 1,909,539	\$ -

Fund 2150 - CDA Union Heights

Department 1850	2017 Actual	2018 Actual	2019 Actual	2020 Estimated	2021 Tentative
Financing Sources:					
311130 Property Taxes - Increment	\$ 55,277	\$ 47,391	\$ 46,029	\$ 50,375	\$ 52,000
Total Financing Sources	\$ 55,277	\$ 47,391	\$ 46,029	\$ 50,375	\$ 52,000
Financing Uses:					
417600 Project Area Infrastructure					
21030 Union Heights	\$ 45,460	\$ 57,185	\$ 46,029	\$ 50,375	\$ 52,000
Total Financing Uses	\$ 45,460	\$ 57,185	\$ 46,029	\$ 50,375	\$ 52,000
Excess (Deficiency) Sources over Uses	9,817	(9,794)	-	-	-
Fund Balance (Deficit) - Beginning	(23)	9,794	-	-	-
Fund Balance (Deficit) - Ending	\$ 9,794	\$ -	\$ -	\$ -	\$ -

Fund 2160 - CDA 11400 South

Department 1860	2017 Actual	2018 Actual	2019 Actual	2020 Estimated	2021 Tentative
Financing Sources:					
311130 Property Taxes - Increment	\$ 516,662	\$ 514,178	\$ 431,572	\$ 474,438	\$ 475,000
316110 Interest Income	7,468	15,589	32,822	20,000	5,000
317500 Fee-in-Lieu of Taxes	25,000	25,000	50,000	-	-
Total Financing Sources	\$ 549,130	\$ 554,767	\$ 514,393	\$ 494,438	\$ 480,000
Financing Uses:					
417600 Project Area Infrastructure					
21031 Scheels	\$ 257,838	\$ 259,432	\$ 342,640	\$ 365,677	\$ 390,000
21041 Potential Development Obligations	-	-	-	-	1,426,584
Total Financing Uses	\$ 257,838	\$ 259,432	\$ 342,640	\$ 365,677	\$ 1,816,584
Excess (Deficiency) Sources over Uses	291,292	295,335	171,754	128,761	(1,336,584)
Fund Balance (Deficit) - Beginning	449,443	740,734	1,036,069	1,207,823	1,336,584
Fund Balance (Deficit) - Ending	\$ 740,734	\$ 1,036,069	\$ 1,207,823	\$ 1,336,584	\$ -

Fund 2170 - CDA Transit-Oriented

Department 1870	2017 Actual	2018 Actual	2019 Actual	2020 Estimated	2021 Tentative
Financing Sources:					
311130 Property Taxes - Increment	\$ -	\$ 672,365	\$ 1,082,597	\$ 1,276,118	\$ 1,280,000
311131 Canyons School District Payment	-	(119,686)	(194,795)	(247,477)	(248,200)
311132 Salt Lake County Payment	-	(56,165)	(88,301)	(93,374)	(93,700)
311133 Sandy City Payment	-	(12,363)	(19,770)	(19,667)	(19,700)
Total Financing Sources	\$ -	\$ 484,151	\$ 779,731	\$ 915,600	\$ 918,400
Financing Uses:					
410000 Administration	\$ -	\$ -	\$ 26,939	\$ 62,059	\$ 63,471
413792 Project Area Professional Services	-	-	3,423	36,577	20,000
417600 Project Area Infrastructure	-	234,664	-	-	-
21009 Capital Facilities Plan Projects	-	-	-	889,048	516,613
21039 East Village	-	-	388,869	426,218	430,000
Total Financing Uses	\$ -	\$ 234,664	\$ 419,231	\$ 1,413,902	\$ 1,030,084
Excess (Deficiency) Sources over Uses	-	249,486	360,500	(498,302)	(111,684)
Fund Balance (Deficit) - Beginning	-	-	249,486	609,986	111,684
Fund Balance (Deficit) - Ending	\$ -	\$ 249,486	\$ 609,986	\$ 111,684	\$ -

Meeting of the Redevelopment Agency of Sandy City

May 19, 2020 - Online Meeting
City Council Chambers, Sandy City Hall
10000 South Centennial Parkway, Sandy, Utah
MINUTES

Present: Present: Chairwoman Kristin Coleman-Nicholl, Brooke Christensen, Zach Robinson, Alison Stroud, Marci Houseman, Cyndi Sharkey, Monica Zoltanski.

Mayor: Kurt Bradburn

Others in Attendance: CAO Matthew Huish, Economic Development Director Nick Duerksen, City Attorney Bob Thompson, Administrative Services Director Brian Kelley, Public Works Director Mike Gladbach, Parks and Recreation Director Scott Earl, Human Resources Director Katrina Fredrick, Executive Director Mike Applegarth, Council Office Analyst Dustin Fratto, Council Attorney Tracy Cowdell.

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

The Redevelopment Agency Meeting commenced at 5:55 p.m.

2. Resolution RD 20-02. A Resolution of the Redevelopment Agency of Sandy City authorizing the Executive Director and Redevelopment Director to together approve certain changes to performance deadlines in various Agency Agreements with third parties.

Nick Duerksen stated this resolution would allow the RDA to work with developers and their projects to adjust the performance deadlines of their contract due to the COVID 19 virus. This would not however change any performance itself but does provide to amend the deadlines as to when certain aspects of the agreement would be completed.

Ms. Sharkey asked if granting this adjustment would present any cost to the City/RDA. Nick indicated it would not.

Ms. Nicholl opened it to public comment. Mr. VanMaren asked if the Redevelopment Agency Director is Nick Duerksen and the Executive Director is Mayor Bradburn. Nick verified this is correct.

No other public comment.

Motion made by Mr. Robinson to adopt Resolution RD 20-02. A Resolution of the Redevelopment Agency of Sandy City authorizing the Executive Director and Redevelopment Director to together approve certain changes to performance deadlines in various Agency Agreements with third parties.

Ms. Christensen seconded the motion.

Vote: Mr. Robinson – Yes, Ms. Christensen - Yes, Ms. Zoltanski- Yes, Ms. Houseman - Yes, Ms. Stroud- Yes, Ms. Sharkey - Yes. Ms. Nichol - Yes.

Motion Passed: Yes – 7, No - 0

3. Approval of Minutes:
October 15, 2019
October 22, 2019

Ms. Christensen made a motion to approve the minutes for October 15, 2019 and October 22, 2019. Mr. Robinson seconded the motion, with all voting “yes”.

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

The meeting recessed at 6:00 p.m.

ATTEST:

Kris Coleman-Nicholl – Chairman

Vickey Barrett - Secretary