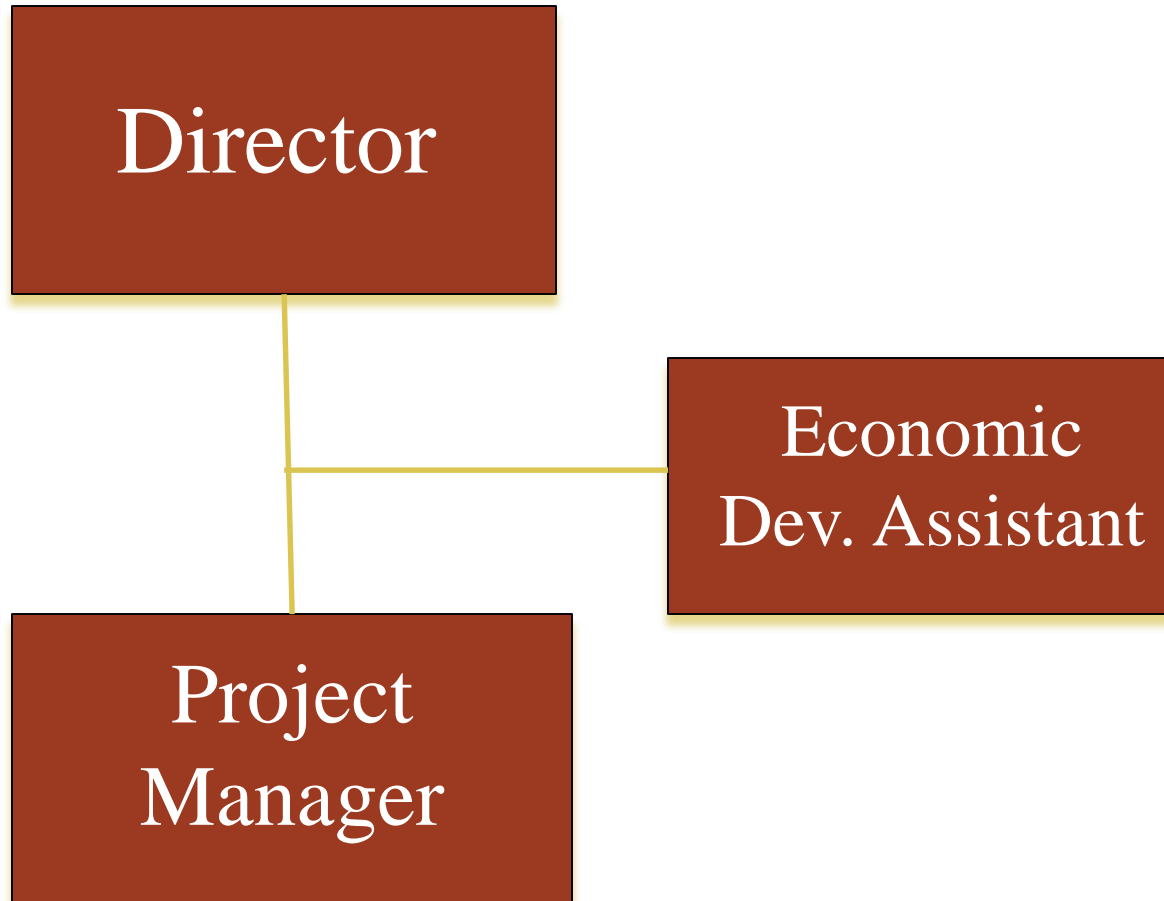
A decorative graphic on the left side of the slide consists of several overlapping squares in shades of dark red and gold, arranged in a stepped, staircase-like pattern.

Economic Development & Redevelopment Agency of Sandy City

Economic Development/RDA



Department Policies & Objectives



- Implementation of The Cairns development plan
- Pursue and retain businesses that compliment and grow Sandy's tax base
- Facilitate completion of approved developments in existing Project Areas
- Evaluate and pursue creation or extension of new or existing Project Areas
- Develop and strengthen relationships with business, economic development, and governmental entities
- Train and increase professional development of staff



“Department Highlights”



- Completed The Cairns development plan
- Property Disposition
 - The Park at City Center
 - Hale Center Theater
 - Gardner office building
 - The Prestige
- Creation of TOD CDA & extension of Civic Center North URA
- Capital Facilities & Finance Plan
- WCF Agreement & InContact Development
- Hamilton Partners/Millrock



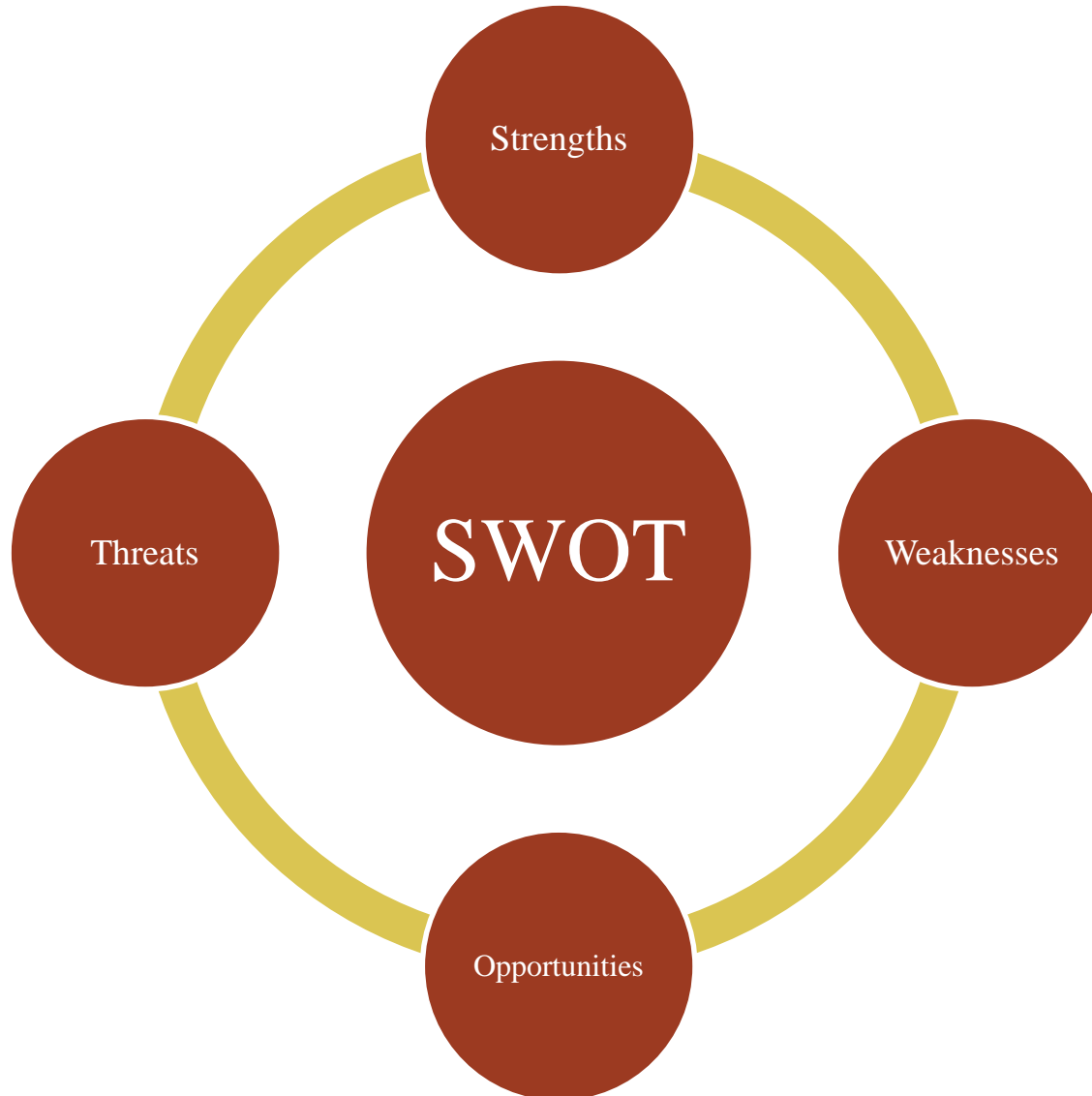
“Highlights” Continued...



- Collaboration with Canyons CTEC for the development of Benson Way property



SWOT Analysis



Strengths

- Finance & development strategy
 - Capital Facilities Finance Plan
 - The Cairns
 - Financial Review & Strategic Plan
- Legislation
- Consultants & team
 - In-house RDA knowledge
- Relationships
 - EDCUtah
 - Taxing entities
 - Elected officials
 - Brokers & developers
- Business friendly Administration & Council
- Leverage funding & resources
- Growth within Project Areas



Challenges/Weakness



- Project Area(s) sunset
 - General Fund
 - Economic development funding
 - Administrative funding
- Additional economic development tools
 - Legislation
 - Priorities and duties shifted (Cairns, RDA, development, real estate)
- Other retail centers throughout the City



Opportunities

- Land holdings for development
- Development Plan
 - Cairns master plan
- Creation and extension of new and existing Project Areas
- Economic Development Zone
- Downtown District/Parking District
- Tourism
- Market conditions



Threat/Risk

- Project Area(s) sunset
- RDA legislation changing
 - Life-span of RDA's?
- Market share
 - Economic development strategy & vision viable/current
 - Missing out on competition, sales and property tax leakage
- Lack of economic development tools



Vision

- Cairns development
 - Urban town center with long term sustainability
- Quality employment
 - Regional and national corporate tenants
- Enhance retail sales
- Economic engine
 - Enhance City funding resources
- Capital Facilities Finance Plan



Measuring Success



- Annual RDA Report
 - Growth in Project Areas
 - Capital Investment
- Quality office and commercial tenants
- Sales per sq/ft
- Assessed value



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Concept Rendering - View From State Street

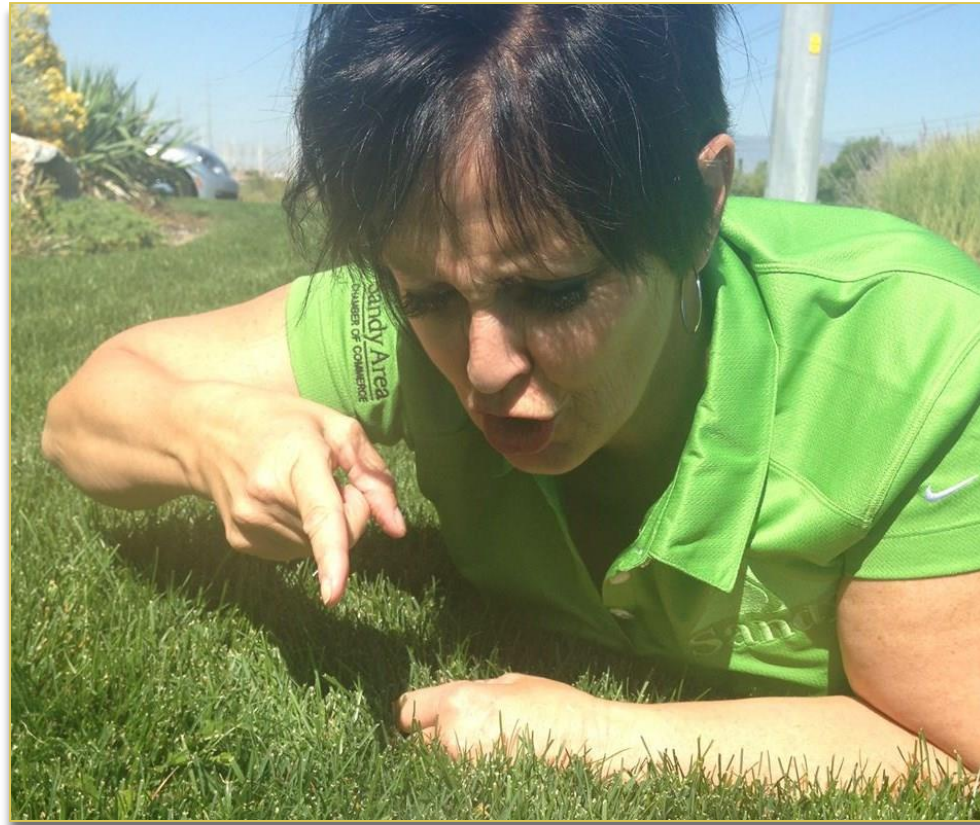


Department Merit Guidelines



- Notable accomplishments, goals, training, and on-going projects discussed at year end evaluation
- Weekly/bi-weekly staff meetings to discuss department projects, status, needs, etc





Questions??

