

Meeting of the Redevelopment Agency of Sandy City

May 5, 2026 – Online/In Person Meeting
City Council Chambers, Sandy City Hall
10000 South Centennial Parkway, Sandy, Utah

MINUTES

Present: Present: Chair Cyndi Sharkey, Vice-Chair Alison Stroud, Marci Houseman, Brooke Christensen, Aaron Dekeyzer, Brooke D’Sousa, Kris Nicholl

Executive Director: Monica Zoltanski

Others in Attendance: Dustin Fratto, Council Director, Justin Sorenson, Assistant Director, Chris Edwards, Council Clerk, Liz Theriault, Sr. Policy and Comms Analyst, Tracy Cowdell, Council Attorney Shane Pace, CAO, Lynn Pace, City Attorney, Ryan McConaghie, Fire, Jeff Nigbur, Police, Tom Ward, Public Utilities, Ben Hill, Parks & Recreation, Ryan Kump, Public Works, James Sorensen, Community Development, Brian Kelley, Administrative Services, Kasey Dunlavy, Economic Development, Martin Jensen, Deputy CAO, Susan Wood, Public Affairs/PIO, Ryan Mecham, Senior Policy Advisor, Richard Benham, Public Utilities, Myrna Groomer, Public Utilities, Ron Raddon, Raddon Development, Robert Sant, Economic Development Deputy Director

1. Motion to convene Redevelopment Agency meeting.

Motion was made by Board Chair Sharkey to adjourn the meeting of the City Council and convene the Sandy City Redevelopment Agency Meeting. Board Member Dekeyser seconded the motion with all voting “yes”.

The Redevelopment Agency Meeting commenced at approximately 6:15 p.m.

2. Summit Development Update and Omnibus Agreement Discussion

Economic Development Director, Kasey Dunlavy, provided an updated summary on the Summit Development project, which is located south of Sandy City Hall at the end of the Promenade, near the wetlands, and includes parcels along Monroe Street. The project was originally approved through agreements between the RDA and developer Ron Raddon in 2019, with amendments in 2021 and 2022. The development was delayed after the discovery of an existing storm drain easement affecting the wetlands property, preventing construction on a portion of the site. The RDA and Ron Raddon have worked for several years with current and previous property owners to resolve the easement issue, but the matter remains unresolved. To allow the project to move forward, the proposed agreement updates and consolidates previous agreements and shifts the development west

of the wetlands area. The agreement maintains previously approved RDA incentives, includes a new HTRZ incentive, preserves the State Infrastructure Bank loan, and provides a path for the developer to proceed with construction.

Board Chair Sharkey asked for clarification on the number of parcels involved in the development. Kasey Dunlavy explained that, in addition to the unresolved storm drain easement, the project has been significantly impacted by market changes since its original approval, including the effects of the COVID-19 pandemic and broader shifts in development conditions. These challenges, combined with the easement constraints, have delayed project advancement. As a result, Ron Raddon has proposed relocating the project west of Monroe Street while maintaining the overall mixed-use vision, including residential, commercial, parking, and potential hotel or office uses, as well as a future pedestrian bridge connection. Ron Raddon added that substantial progress had been made on the apartment component prior to these delays, including completed design work, city reviews, engineering, financing, and infrastructure preparation. He noted that the unresolved easement, along with changing market conditions, halted advancement of the planned office and hotel components. The proposed amendment would shift the residential development approximately 200–300 feet west and allow previously completed planning and engineering work to be retained, with adjustments to the parking structure that may require additional vertical capacity. He stated that the project team continues to refine updated plans and remains focused on bringing a feasible development forward while preserving the approved mixed-use concept, including potential office, hotel, medical uses, and pedestrian connectivity.

Board Member D’Sousa asked about Parcel Three being mentioned for public use. Ron Raddon noted the existing restriction associated with the property and acknowledged concerns about the length of time the City would be unable to develop the site. He explained that the original intent of the restriction was to ensure the land would transition to public use, potentially extending the Promenade. An alternative approach was suggested, involving a right of first refusal (ROFR), which would prevent the sale of the property for a set period while allowing the remaining term to include a ROFR provision. This would give the City an initial period of control while also preserving the option to repurchase the property in the future if the City chose to pursue different development uses.

Board Members made comments and expressed their enthusiasm and support for this project.

Kasey Dunlavy commented on a mistake in the agreement that was caught by Board Chair Sharkey, stating that section 2p reads “Parcel One and Parcel Three,” but that it should say, “Parcel One and Parcel Two,” and it would be updated for the next meeting. He also asked if there was support for adding the Right of First Refusal proposal to the amended agreement. It was suggested to separate the proposal and the agreement and vote on the proposal first before adding it to the agreement.

3. Motion to adjourn Redevelopment Agency Meeting:

Board Chair Sharkey made a motion to adjourn the meeting of the RDA. Board Member Houseman seconded the motion, with all voting “yes”.

The meeting recessed at approximately 6:40 p.m.

ATTEST:

Cyndi Sharkey – Chair

Hannah Knudson – Secretary