

Meeting of the Redevelopment Agency of Sandy City

February 17, 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, Kris Nicholl, Brooke D’Sousa, Brooke Christensen, Aaron Dekeyzer

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 Mecham, Sr. Policy Advisor, Ryan McConaghie, Fire, Jon Arnold, 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, Dan Nelson, Real Estate Manager, Katie Atkinson, Community Affairs Director, Jetta Marriott, Parks & Recreation

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 Houseman seconded the motion with all voting “yes”.

The Redevelopment Agency Meeting commenced at approximately 5:45 p.m.

2. Consideration and approval of Resolution RD 26-03. A Resolution of the Redevelopment Agency of Sandy City approving an Interlocal Cooperation Agreement with Sandy City, relating to the Agency’s Agreement to contribute funds to the City for use in acquisition of real property located at 126 Sego Lily Drive

Economic Development Director Kasey Dunlavy explained that this item was discussed in the February 10, 2026 meeting and the requested amendments to the agreement had been updated and included in the agenda packet. He also noted that a Board Member may have an additional amendment.

Board Member D’Sousa added that in the February 10th meeting, this item was discussed publicly and the RDA Board voted unanimously to direct RDA staff to include the amendment in the Interlocal Agreement. Board Member D’Sousa then explained that the amendment was presented as a risk-management measure. Following the February 10th

meeting, concerns were raised by the administration about the language of the amendment and its potential impact on moving forward with the acquisition. The amendment was revised to affirm Mayor Zoltanski's executive authority over staffing and operations and establishes a collaborative framework in which the administration brings municipal occupancy proposals to the RDA Board for review.

Mayor Zoltanski stated that although she supports the building acquisition and believes it represents a strong value for the city, she cannot proceed under conditions she considers unenforceable and inconsistent with the city's strong mayor form of government.

Board Member Christensen asked for clarification of the changes that Mayor Zoltanski was requesting. Mayor Zoltanski said that her requested change in Section E would allow the agreement to continue as long as both parties mutually agree in writing, but if a disagreement arises, the mayor, current or future, would have the authority to make a decision, ensuring flexibility without binding her office now or in the future.

Board Chair Sharkey asked for further clarification. City Attorney Lynn Pace said that the Mayor was suggesting to leave the language as is, but change the final paragraph to say that it is binding as long as all parties agree to it or remove the provision that gives the board the final say as to the management of city employees.

Board Chair Sharkey asked Mayor Zoltanski if she agreed with Mr. Pace's statement Mayor Zoltanski requested a huddle with the attorneys.

Board Chair Sharkey called for a recess at approximately 6:00 p.m.

Board Chair Sharkey reconvened the RDA meeting at approximately 6:47 p.m.

Board Chair Sharkey thanked the attendees for their patience and then asked Board Member D'Sousa to lead out on the discussion. Board Member D'Sousa stated that the city attorney proposed changes that she was comfortable moving forward with and then turned it over to Mayor Zoltanski.

Mayor Zoltanski thanked Board Member D'Sousa, the RDA Board, and the audience for their patience. She stated that their discussion was important and technical, but that resolution was made.

City Attorney Lynn Pace reviewed proposed edits to the First Amendment to the Interlocal Cooperation Agreement. The changes clarify that the agreement applies to any City use of the property except for inconsequential uses. Additional language would require the administration to engage the board in consultative dialogue and make a good-faith effort to reach mutual consensus regarding occupancy plans. Structural edits would reorganize several paragraphs. The amendment would also require a formal board resolution approving occupancy only through December 31, 2026, for the initial occupancy period. After that date, the requirement for a formal resolution would expire, though collaboration, dialogue, and good-faith efforts to reach consensus would continue while the bonds remain outstanding.

Board Member Houseman expressed appreciation for the discussions and proposed revisions but stated that the changes had moved too far from what she was prepared to support.

Board Member Nicholl expressed concern about being directed to a closed-door meeting during an open meeting, calling the situation inappropriate. She noted that it occurred due to Mayor Zoltanski leaving early at two prior meetings and requested that staff be authorized to speak in the mayor's absence.

Board Member Christensen added her appreciation for those involved being able to work the suggested changes out and gave her support on moving forward.

Board Member D'Sousa stated her agreement with Board Member Nicholl and Board Member Houseman, that removing the amendment after a specific date could limit guaranteed collaboration. She acknowledged the extensive discussions with Mayor Zoltanski and City Attorney Lynn Pace, noted some personal discomfort, but ultimately supported the amendment, believing it provides a strong foundation for getting the building operational under the new city governance and allows for collaboration to continue. She thanked her colleagues for their thoughtful discussion.

Board Chair Sharkey opened the voting item up for public comment.

Steve Van Marin, a resident of Draper, urged the board to reject the item, citing concerns about financial risk. He noted potential issues with bond call options and the possibility of paying from an escrow account for 20 years, which could leave the city financially exposed if the building is sold.

Board Chair Sharkey closed public comment.

Board Member D'Sousa made a motion to approve Resolution RD 26-03 with the amendments. Board Member Christensen seconded the motion.

Vote: D'Sousa: Yes Stroud: Yes Sharkey: Yes Nicholl: No
Christensen: Yes Houseman: No Dekeyzer: Yes

Motion Passed: Yes 5, No 2

3. Motion to adjourn Redevelopment Agency Meeting:

Board Chair Sharkey made a motion to adjourn the meeting of the RDA. Board Member D'Sousa seconded the motion, with all voting "yes".

The meeting recessed at approximately 7:02 p.m.

ATTEST:

Cyndi Sharkey – Chair

Hannah Knudson – Secretary