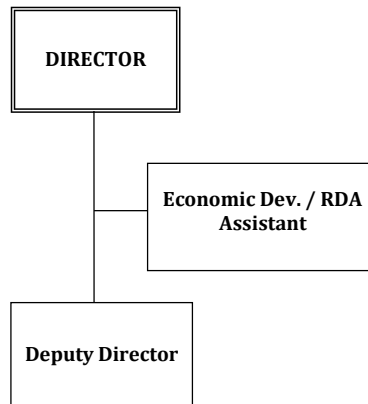


Department Organization

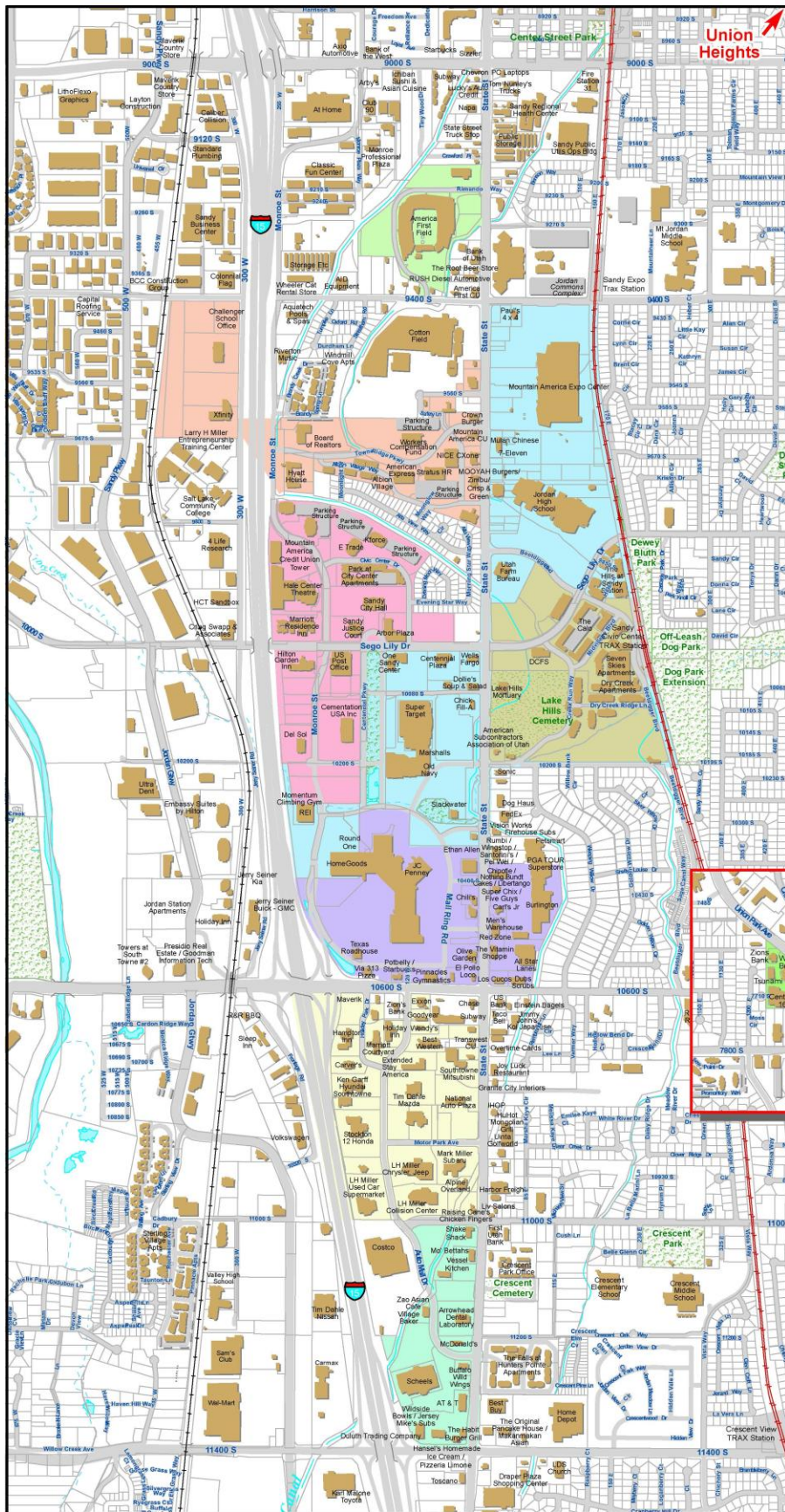


Department Description

The Economic Development/Redevelopment Department works in cooperation with other city departments, businesses, tourism groups, business associations, contractors, real estate professionals, and development groups to promote new capital investment, quality job creation and assist the existing business community. These efforts result in the benefit of high quality jobs and a diversified tax base to help reduce the tax burden on Sandy's residents. These efforts also enable the city to maintain quality services and a high quality of life for the residents.

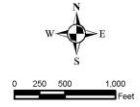
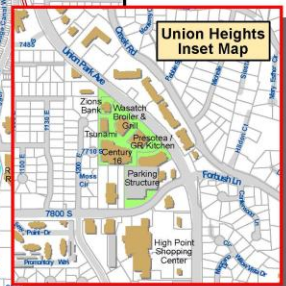
Department Mission

The mission of the Economic Development/Redevelopment Agency of Sandy City is to drive sustainable economic growth and prosperity within our community. We are dedicated to creating new job opportunities, enhancing the quality of life for our residents, fostering a thriving business environment through our Business Connect initiative, and attracting innovative and exceptional developments that contribute to the long-term success of Sandy. Our commitment is to serve as a catalyst for positive change, promoting collaboration and innovation as we work towards a brighter, more prosperous future for all.



Sandy City, Utah
Economic/
Redevelopment
Agency Areas

- Civic Center South RDA (Automall)
- South Towne Ridge EDA
- Civic Center North RDA
- City Center RDA (Project Area)
- City Center RDA (South Towne) (Tax Increment Area)
- 94th South CDA
- 114th South CDA
- TOD CDA
- Union Heights CDA



Sandy
 HEART OF THE WASATCH

Produced by
Sandy City GIS
 Zlatko Grebenar
 GIS Analyst
 April 2, 2025

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Economic Development & Redevelopment Agency

Objectives & Initiatives

Maintain Integrity of Residential Neighborhoods and Preserve Property Values

- Evaluate and facilitate new construction and preservation of a range of different housing types that address the particular needs of Sandy City residents
- Develop and implement affordable housing strategies and programs for RDA Housing Funds

Preserve and Expand Existing Businesses/Seek New Clean Commercial Businesses

- Implement citywide economic development plan strategies
- Implement The Cairns development plan
- Continue implementation and promotion of the Business Connect Brand
- Pursue and retain businesses that complement and grow Sandy's tax base
- Average 6-8 business visits/spotlights per month
- Facilitate new development and completion of approved developments in existing RDA project areas
- Evaluate and create new Community Reinvestment Project Areas within the City
- Evaluate and create new Housing and Transit Reinvestment Zone within the City

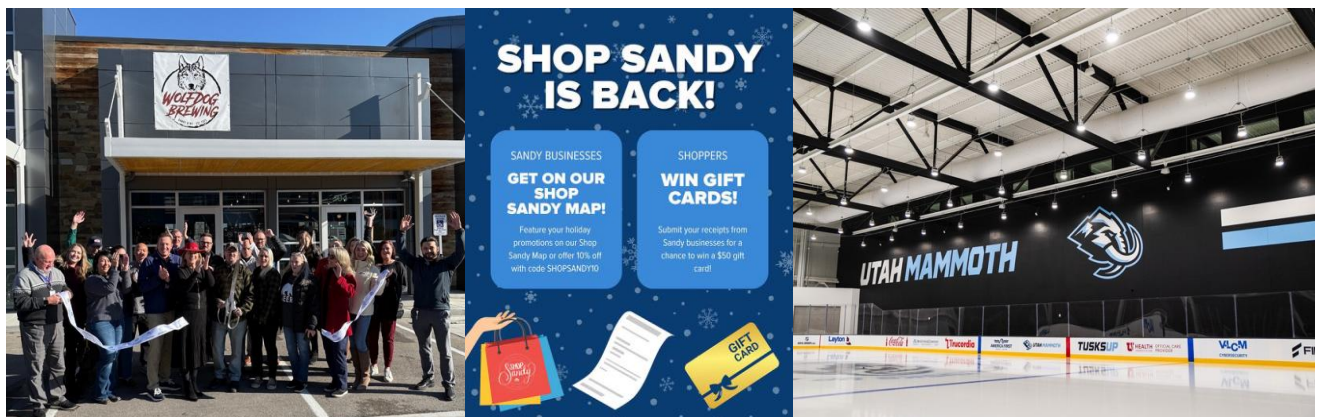
Strengthen Communications with Citizens, Businesses, and Other Institutions

- Develop relationships with business, economic development, and governmental entities

Prior-Year Accomplishments

The Economic Development Office recognizes its role as a facilitator to attract new business, jobs and quality of life 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.

- Increased affordable housing options in Sandy City through utilization of RDA housing funds, tax increment financing, partnership with Canyons School District, and City/RDA property acquisition for additional affordable housing lots.
- Welcomed new businesses, including Utah Mammoth Ice Center, Shamrock Foodservice Warehouse, Swim Labs, The Quad Studio, Rozay Golf, Wolfdog Brewing, Beehive Homes, Genoa Pharmacy, Tommy Gun's, Ike's Love & Sandwiches, Twisted Sugar, Mo Bettahs, Market Haus, Penny Ann's Cafe, and Jan Pro. These businesses contribute to job creation and enhance the City's retail landscape.
- Visited over 100 Sandy Businesses, including over 40 small business highlights.
- Expanded small business programs, events, and resources to Sandy businesses: Business Appreciation Open House, Shop and Stroll Events, Business Bootcamp Sponsorships, and Shop Sandy Holiday Campaign.
- Purchase, demolition, and cleanup of homes on 90th south for future affordable housing development.
- Created the Sandy Cairns Housing and Transit Reinvestment Zone, securing \$75M of future funding for development within the Cairns District.
- Utilized affordable housing funds to acquire Lot 3, securing a key site intended to expand future affordable housing opportunities within the city.
- Department Staff served as President of the Utah Redevelopment Association, providing statewide leadership on issues affecting redevelopment agencies.



Fund 21001 - RDA City Center Increment

Cost Center 1800	2025 Actual	2026 Budget	2026 Estimated	2027 Tentative
Financing Sources:				
3170101 Interest Income	\$ 179,548	\$ 135,000	\$ 135,000	\$ 135,000
3170102 Fair Value of Investment	101,989	-	-	-
Total Financing Sources	\$ 281,537	\$ 135,000	\$ 135,000	\$ 135,000
Financing Uses:				
4180101 Grants	-	-	-	\$ 700,000
4180201 Development Agreements				
210001 Project Area Infrastructure	-	996,851	-	-
212501 Red Sky Parking Structure	-	3,000,000	-	3,000,000
Total Financing Uses	\$ -	\$ 3,996,851	\$ -	\$ 3,700,000
Excess (Deficiency) Sources over Uses	281,537	(3,861,851)	135,000	(3,565,000)

RDA City Center Summary

	2025 Actual	2026 Budget	2026 Estimated	2027 Tentative
Total Financing Sources	\$ 281,537	\$ 135,000	\$ 135,000	\$ 135,000
Total Financing Uses	-	3,996,851	-	3,700,000
Excess (Deficiency) Sources over Uses	281,537	(3,861,851)	135,000	(3,565,000)
Balance - Beginning	3,682,278	3,963,815	3,963,815	4,098,816
Balance - Ending	\$ 3,963,815	\$ 101,964	\$ 4,098,816	\$ 533,816

Fund 21003 - RDA Civic Center South Increment

Cost Center 1800	2025 Actual	2026 Budget	2026 Estimated	2027 Tentative
Financing Sources:				
3170101 Interest Income	\$ 81,302	\$ 35,000	\$ 35,000	\$ 35,000
Total Financing Sources	\$ 81,302	\$ 35,000	\$ 35,000	\$ 35,000
Financing Uses:				
4100000 Administration	\$ 624,988	\$ 727,043	\$ 725,871	\$ 667,349
Total Financing Uses	\$ 624,988	\$ 727,043	\$ 725,871	\$ 667,349
Excess (Deficiency) Sources over Uses	(543,686)	(692,043)	(690,871)	(632,349)

Fund 21004 - RDA Civic Center South Haircut

Cost Center 1800	2025 Actual	2026 Budget	2026 Estimated	2027 Tentative
Financing Sources:				
3110102 Property Taxes - Haircut	\$ 976,054	\$ 975,000	\$ 554,131	\$ -
Total Financing Sources	\$ 976,054	\$ 975,000	\$ 554,131	\$ -
Financing Uses:				
None	\$ -	\$ -	\$ -	\$ -
Total Financing Uses	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) Sources over Uses	976,054	975,000	554,131	-

RDA Civic Center South Summary

	2025 Actual	2026 Budget	2026 Estimated	2027 Tentative
Total Financing Sources	\$ 1,057,356	\$ 1,010,000	\$ 589,131	\$ 35,000
Total Financing Uses	624,988	727,043	725,871	667,349
Excess (Deficiency) Sources over Uses	432,368	282,957	(136,740)	(632,349)
Balance - Beginning	1,622,848	2,055,216	2,055,216	1,918,476
Balance - Ending	\$ 2,055,216	\$ 2,338,173	\$ 1,918,476	\$ 1,286,127

Fund 21005 - RDA Civic Center North Increment

Cost Center 1800	2025 Actual	2026 Budget	2026 Estimated	2027 Tentative
Financing Sources:				
3110102 Property Taxes - Increment	\$ 2,824,895	\$ 2,750,000	\$ 2,722,525	\$ 2,725,000
Canyons School District Payment	(846,964)	(825,000)	(834,642)	(835,000)
Sandy City Payment	(167,000)	(163,000)	(160,330)	(155,000)
3170101 Interest Income	1,141,150	925,000	925,000	925,000
3320101 Loan Payments from Developers	452,029	452,030	452,030	452,030
3423000 Transfer In - Arbor Building	-	-	-	50,000
Total Financing Sources	\$ 3,404,110	\$ 3,139,030	\$ 3,104,583	\$ 3,162,030
Financing Uses:				
4100000 Administration	\$ 670,557	\$ 821,731	\$ 820,559	\$ 702,349
4170101 Capital Outlays				
122501 Arbor Building	\$ -	\$ -	\$ 4,547,936	\$ -
4180201 Development Agreements				
210001 Project Area Infrastructure	-	5,000,000	30,000	-
211601 MACU Parking Structure	113,923	113,923	113,923	113,923
212201 The Summit	-	13,859,519	-	15,000,000
212202 Gardner Project	283,287	2,916,587	2,916,587	2,000,000
4423000 Transfer Out - Arbor Building	-	-	477,064	-
44310 Transfer to Debt Service				
2022 State Infrastructure Bank Loan	1,140,481	1,140,481	1,140,481	1,140,481
2023 State Infrastructure Bank Loan	452,029	452,030	452,030	452,031
4441000 Transfer Out - General Capital	-	-	100,000	-
Total Financing Uses	\$ 2,660,278	\$ 24,304,271	\$ 10,598,580	\$ 19,408,784
Excess (Deficiency) Sources over Uses	743,832	(21,165,241)	(7,493,997)	(16,246,754)

Fund 21006 - RDA Civic Center North Haircut

Cost Center 1800	2025 Actual	2026 Budget	2026 Estimated	2027 Tentative
Financing Sources:				
3110102 Property Taxes - Haircut	\$ 687,374	\$ 690,000	\$ 721,117	\$ 722,000
Total Financing Sources	\$ 687,374	\$ 690,000	\$ 721,117	\$ 722,000
Financing Uses:				
None	\$ -	\$ -	\$ -	\$ -
Total Financing Uses	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) Sources over Uses	687,374	690,000	721,117	722,000

RDA Civic Center North Summary

Cost Center 1800	2025 Actual	2026 Budget	2026 Estimated	2027 Tentative
Total Financing Sources	\$ 4,091,484	\$ 3,829,030	\$ 3,825,700	\$ 3,884,030
Total Financing Uses	2,660,278	24,304,271	10,598,580	19,408,784
Excess (Deficiency) Sources over Uses	1,431,206	(20,475,241)	(6,772,880)	(15,524,754)
Balance - Beginning	23,095,227	24,526,433	24,526,433	17,753,553
Balance - Ending	\$ 24,526,433	\$ 4,051,192	\$ 17,753,553	\$ 2,228,799

Fund 21007 - EDA South Towne Ridge Increment

Cost Center 1800	2025 Actual	2026 Budget	2026 Estimated	2027 Tentative
Financing Sources:				
3170101 Interest Income	\$ 378,658	\$ 300,000	\$ 300,000	\$ 300,000
Total Financing Sources	\$ 378,658	\$ 300,000	\$ 300,000	\$ 300,000
Financing Uses:				
4180201 Development Agreements	\$ 75,706	\$ -	\$ 978,432	\$ -
Total Financing Uses	\$ 75,706	\$ -	\$ 978,432	\$ -
Excess (Deficiency) Sources over Uses	302,952	300,000	(678,432)	300,000
Balance - Beginning	7,349,151	7,652,103	7,652,103	6,973,671
Balance - Ending	\$ 7,652,103	\$ 7,952,103	\$ 6,973,671	\$ 7,273,671

Fund 21008 - EDA South Towne Ridge Housing

Cost Center 1800	2025 Actual	2026 Budget	2026 Estimated	2027 Tentative
Financing Sources:				
3160301 Building Rental	\$ 14,563	\$ -	\$ 10,000	\$ -
Total Financing Sources	\$ 14,563	\$ -	\$ 10,000	\$ -
Financing Uses:				
4180201 Development Agreements	\$ 635,654	\$ -	\$ -	\$ -
210501 EDA Housing	-	-	1,000	2,000
4410000 Transfer Out to Gen. Fund (SB 235)	91,667	-	-	-
Total Financing Uses	\$ 727,321	\$ -	\$ 1,000	\$ 2,000
Excess (Deficiency) Sources over Uses	(712,759)	-	9,000	(2,000)
Balance - Beginning	725,900	13,141	13,141	22,141
Balance - Ending	\$ 13,141	\$ 13,141	\$ 22,141	\$ 20,141

Fund 21009 - CDA 9400 South

Cost Center 1800	2025 Actual	2026 Budget	2026 Estimated	2027 Tentative
Financing Sources:				
3110102 Property Taxes - Increment	\$ 101,335	\$ 100,000	\$ 115,911	\$ 116,000
3110402 Transient Room Tax - County	5,164,101	4,900,000	5,583,603	6,000,000
3170101 Interest Income	162,760	10,000	10,000	10,000
Total Financing Sources	\$ 5,428,196	\$ 5,010,000	\$ 5,709,514	\$ 6,126,000
Financing Uses:				
4410000 Transfer Out to General Fund	\$ -	\$ 4,666,438	\$ 4,666,438	\$ 1,391,556
44310 Transfer to Debt Service				
2007 Soccer Stadium Bonds	2,835,962	3,297,100	3,297,100	3,405,800
2008 Soccer Stadium Bonds	800,370	807,397	807,397	802,880
Total Financing Uses	\$ 3,636,332	\$ 8,770,935	\$ 8,770,935	\$ 5,600,236
Excess (Deficiency) Sources over Uses	1,791,863	(3,760,935)	(3,061,421)	525,764
Balance - Beginning	5,048,721	6,840,584	6,840,584	3,779,163
Balance - Ending	\$ 6,840,584	\$ 3,079,649	\$ 3,779,163	\$ 4,304,927

Fund 21010 - CDA Union Heights

Cost Center 1800	2025 Actual	2026 Budget	2026 Estimated	2027 Tentative
Financing Sources:				
3110102 Property Taxes - Increment	\$ 46,784	\$ 47,000	\$ 46,437	\$ 47,000
Total Financing Sources	\$ 46,784	\$ 47,000	\$ 46,437	\$ 47,000
Financing Uses:				
4180201 Development Agreements				
211201 Union Heights	\$ 46,784	\$ 47,000	\$ 46,437	\$ 47,000
Total Financing Uses	\$ 46,784	\$ 47,000	\$ 46,437	\$ 47,000
Excess (Deficiency) Sources over Uses	-	-	-	-
Balance - Beginning	-	-	-	-
Balance - Ending	\$ -	\$ -	\$ -	\$ -

Fund 21011 - CDA 11400 South

Cost Center 1800	2025 Actual	2026 Budget	2026 Estimated	2027 Tentative
Financing Sources:				
3110102 Property Taxes - Increment	\$ 569,600	\$ 570,000	\$ 606,758	\$ 607,000
3170101 Interest Income	121,518	90,000	90,000	90,000
Total Financing Sources	\$ 691,118	\$ 660,000	\$ 696,758	\$ 697,000
Financing Uses:				
4180201 Development Agreements				
211301 Scheels	\$ 350,510	\$ 360,000	\$ 360,395	\$ 360,000
Total Financing Uses	\$ 350,510	\$ 360,000	\$ 360,395	\$ 360,000
Excess (Deficiency) Sources over Uses	340,608	300,000	336,363	337,000
Balance - Beginning	2,367,697	2,708,305	2,708,305	3,044,668
Balance - Ending	\$ 2,708,305	\$ 3,008,305	\$ 3,044,668	\$ 3,381,668

Fund 21012 - CDA Transit-Oriented

Cost Center 1800	2025 Actual	2026 Budget	2026 Estimated	2027 Tentative
Financing Sources:				
3110102 Property Taxes - Increment	\$ 1,685,994	\$ 1,685,000	\$ 1,807,621	\$ 1,808,000
Canyons School District Payment	(323,095)	(325,000)	(353,377)	(354,000)
Salt Lake County Payment	(110,361)	(110,000)	(115,518)	(116,000)
Sandy City Payment	(32,325)	(32,000)	(32,325)	(30,000)
3170101 Interest Income	108,495	90,000	90,000	90,000
Total Financing Sources	\$ 1,328,708	\$ 1,308,000	\$ 1,396,401	\$ 1,398,000
Financing Uses:				
4100000 Administration	\$ 79,852	\$ 111,788	\$ 111,638	\$ 105,193
4180201 Development Agreements				
210001 Project Area Infrastructure	-	210,000	-	-
211801 East Village	1,034,150	1,050,000	1,067,627	1,075,000
Total Financing Uses	\$ 1,114,002	\$ 1,371,788	\$ 1,179,265	\$ 1,180,193
Excess (Deficiency) Sources over Uses	214,706	(63,788)	217,136	217,807
Balance - Beginning	1,906,377	2,121,083	2,121,083	2,338,219
Balance - Ending	\$ 2,121,083	\$ 2,057,295	\$ 2,338,219	\$ 2,556,026