



SANDY URBAN RENEWAL BOARD MEETING

Monday, August 05, 2024 at 6:00 PM
Sandy City Hall and via Zoom

MINUTES

ROLL CALL

PRESENT

Chair Stan Pulliam
Board Member Chris Mayton
Board Member Laurie Smallwood
Board Member Rich Sheldon
Board Member Kathleen Walker
Board Member Carl Exner
Board Member Don Hokanson
Board Member Khrys Jones

APPROVAL OF MINUTES

1. Approval of Minutes: May 20, 2024

MOTION: Approve the May 20, 2024 minutes

Motion made by Board Member Sheldon, Seconded by Board Member Jones.

Voting Yea: Chair Pulliam, Board Member Mayton, Board Member Smallwood, Board Member Sheldon, Board Member Walker, Board Member Exner, Board Member Hokanson, Board Member Jones

MOTION CARRIED: 8-0

NEW BUSINESS

2. Intergovernmental Agreement with City of Sandy

The City Manager summarized the staff report, which was included in the agenda packet. It was noticed that the City Attorney's Office had discovered the lack of such an agreement on file, and that completing this agreement is a necessary formality.

MOTION: Approve the IGA between City of Sandy and Sandy Urban Renewal Agency, as provided in the meeting packet

Motion made by Board Member Walker, Seconded by Board Member Sheldon.

Voting Yea: Chair Pulliam, Board Member Mayton, Board Member Smallwood, Board Member Sheldon, Board Member Walker, Board Member Exner, Board Member Hokanson, Board Member Jones

MOTION CARRIED: 8-0

3. Discussion: Assessing Grant Programs and Urban Renewal Strategic Investments

The City Manager provided introductory remarks, followed by the Mayor who noted that although two grant applications from Grandma's House and Mt. Hood Cigar were ready for Board consideration, it was determined that a discussion was first necessary to deliberate on the best use of urban renewal funds. History and context was provided on the Board's past investments in childcare facilities in Sandy. An overview of the two grant applications was provided. It was also suggested that significant improvement opportunities could be available for the Agency, such as at the Sandy Marketplace shopping center.

Additional Board deliberation ensued on the following issues:

- Recognition that the Grandma's House application was from a well-established business and was consistent with the grant application guidelines, and that as such the Board should review the application
- Suggestion that the Board should receive regular updates on the grant applications currently in process, to allow an opportunity to weigh in and provide direction if necessary
- Additional details of the Grandma's House application, and discussion of previous SURA investments into this business
- Suggestion that the grant programs should be simplified and streamlined
- Suggestion that tenant improvement grants have been successful in the past in generating economic development
- Suggestion that contracts can be written to ensure that assets remain at the property and that the Agency is reimbursed if a business failure occurs
- Concern about the state of the former La Bamba building
- Recognition that large investments are beyond the scope of current grant programs; suggestion that the Agency can act outside those programs
- Importance of ensuring the Agency realizes long-term benefits of its investments
- Discussion of the proposal to provide funding assistance for the demolition of the vacant structure at 38756 Pioneer Blvd; clarification that a business at that location could access the ERUs previously allocated
- Suggestion to prioritize addressing long-term vacant structures generally, and mitigating blight
- Suggestion that the Economic Development Advisory Board could play the initial grant review role previously performed by the grant review committee
- Emphasis that the Agency should ensure that recipient businesses are economically viable
- Concern about certain businesses receiving multiple grants
- Further context surrounding the individual circumstances of recipient businesses
- Emphasis on the importance of fairness to business playing by the rules

- Suggestion that contracts should always be with property owners rather than business owners

It was the consensus of the Board that the grant applications currently in the queue should be brought before the Board for consideration on September 3rd, and that the Agency should expend funds to assist with the demolition of the vacant structure at 38756 Pioneer Blvd.

MOTION: Authorize staff to execute a contract for the demolition of the vacant structure located at 38756 Pioneer Blvd. in an amount not to exceed \$15,000

Motion made by Board Member Hokanson, Seconded by Board Member Sheldon.

Voting Yea: Chair Pulliam, Board Member Mayton, Board Member Smallwood, Board Member Sheldon, Board Member Walker, Board Member Exner, Board Member Hokanson, Board Member Jones

MOTION CARRIED: 8-0

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