



MINUTES
Sandy Urban Renewal Board Meeting
Monday, March 8, 2021

BOARD PRESENT: Carl Exner, Councilor, Jeremy Pietzold, Council President, Laurie Smallwood, Councilor, Stan Pulliam, Mayor, Don Hokanson, Councilor, Kathleen Walker, Councilor, Richard Sheldon, Councilor, Khrys Jones, Chamber Director, and Phil Schneider, Fire Chief

BOARD ABSENT:

STAFF PRESENT: Tyler Deems, Deputy City Manager / Finance Director, Mike Walker, Public Works Director, Greg Brewster, IT/SandyNet Director, David Snider, Economic Development Manager, Jeff Aprati, City Recorder, and Jordan Wheeler, City Manager

MEDIA PRESENT:

Page

1. MEETING FORMAT NOTE

The SURA Board conducted this meeting electronically using the Zoom video conference platform. A video recording of the meeting is available on the City's YouTube channel: https://www.youtube.com/channel/UCbYEclgC6VW_mV2UJGyvYfg

2. Roll Call

3. APPROVAL OF MINUTES

3.1. **Approval of Minutes** - February 3, 2021

Moved by Khrys Jones, seconded by Carl Exner

Approve the February 3, 2021 minutes.

CARRIED. 9-0

Ayes: Carl Exner, Jeremy Pietzold, Laurie Smallwood, Stan Pulliam, Don Hokanson, Kathleen Walker, Richard Sheldon, Khrys Jones, and Phil Schneider

4. OLD BUSINESS

4.1. **Permanent Outdoor Covered Structures - Program Update**

5 - 28

Staff Report - 0392

The **City Manager, Economic Development Manager, and Deputy City Manager / Finance Director** delivered the staff report. The presentation slides used by staff are attached to these minutes for reference.

The Board discussed possible considerations for the awarding of funds, including whether buildings are owner occupied, the length of time businesses have been operating, and whether businesses are current on all applicable fees and taxes.

The importance of attractive lighting within the structures was emphasized, as was the need to avoid use of extension cords from adjacent buildings. It was therefore agreed that installation of electrical outlets should be required.

Other considerations discussed included:

- The need to include gutters to manage rainwater
- Possible impacts to other portions of the urban renewal budget
- The importance of ensuring that previous commitments made by businesses are upheld before new funds are awarded.

It was emphasized that the structures would provide long-term value for the district tax base, regardless of whether the current businesses remain in operation.

The Board gave specific consideration to the retaining wall behind the Boring Brewing building, and the possibility that construction of a covered structure could conceivably damage or undermine the wall, leading to potential liability for the City. It was stated that any such concerns would be addressed during the permitting and inspection process.

The Board agreed that the grant approvals should include the following conditions:

- Installation of electrical outlets is required
- Recipients must be current on all City fees and taxes (staff will collaboratively with recipients in such cases)
- Any final bids that exceed 110% of the high end of the estimated cost range will require further Board approval

Moved by Laurie Smallwood, seconded by Carl Exner

Approve grant applications for the following businesses:

- **Le Happy**
- **Boring Brewing**
- **Red Shed Public House**
- **No Place Saloon**
- **Sandlandia**
- **Tollgate Inn & Bakery**

The applications from Paola's Pizza Barn and Beer Den may be reconsidered during the next fiscal year, pending additional information and/or completion of other previously affirmed projects.

CARRIED. 9-0

Ayes: Carl Exner, Jeremy Pietzold, Laurie Smallwood, Stan Pulliam, Don Hokanson, Kathleen Walker, Richard Sheldon, Khrys Jones, and Phil Schneider

[Presentation Slides - Covered Structures Program Update - 3.8.21](#)

5. New Business

5.1. Facade Grant Review: Les Schwab Remodel

Staff Report - 0381

The **Economic Development Manager** summarized the staff report and communicated the staff recommendation of approval.

The Board asked clarifying questions about the specific plans for the two buildings, and about whether roof improvements are covered under the program.

Moved by Jeremy Pietzold, seconded by Laurie Smallwood

Approve the Facade Grant for Les Schwab Tires as requested.

CARRIED. 9-0

Ayes: Carl Exner, Jeremy Pietzold, Laurie Smallwood, Stan Pulliam, Don Hokanson, Kathleen Walker, Richard Sheldon, Khrys Jones, and Phil Schneider

6. Adjourn



Mayor, Stan Pulliam

A handwritten signature in black ink, appearing to read "Jeff Aprati". The signature is written in a cursive style with a long horizontal stroke extending to the right.

City Recorder, Jeff Aprati



Covered Structures Program Update

Sandy Urban Renewal Board
March 8, 2021

Background

- Program created by SURA Board in December 2020
- Intended to assist local restaurant, bar, and athletic club owners with creating permanent outdoor covered structures for dining and workout spaces.
- Application deadline and review process established February 1



Additional Marketing and Outreach, Applications

- Website, Facebook, Newsletter Posting in City newsletter
- Direct outreach to eligible businesses via phone and email
- 11 applications received on or before Feb. 25. Two projects do not meet program guidelines



Program Work Process

1. Application received online.
2. Phone/in person meeting with applicant to confirm receipt of application, answer basic program questions and schedule design meeting with applicant.
3. On site design meeting with applicant and design professional.
4. Design work completed (typically takes 1-2 weeks unless changes are requested by applicant or engineer)
5. Completed design sent to engineer (typically takes 2-3 weeks)



Program Work Process (cont.)

6. Scope of work developed by staff using engineered plans.
7. Scope of work distributed to bidding contractors (bid period typically 30 days; decreased to 10 days for the purposes of this program)
8. Winning (low bid) bidder selected; contract and repayment schedule developed based on winning bid price.
9. Return to SURA Board for final project approval if winning bid exceeds 110% of high end of projected cost range.
10. Contract signed by applicant; contractor may begin work, applying for permits.



Project Status Table

Applicant	Status	Est. Cost
Ria's	Awarded, under construction	\$75,950 (actual)
Le Happy	Scope of work in process	\$60K - \$75K
Boring Brewing	Awaiting engineering	\$80K - \$100K
Red Shed	Awaiting engineering	\$55K - \$70K
No Place	Awaiting engineering	\$55K - \$70K
Sandlandia	Awaiting engineering	\$55K - \$70K
Paola's	Awaiting engineering	\$55K - \$70K
Tollgate	Awaiting design	\$55K - \$70K
Beer Den	Initial authorization needed	\$100K - \$125K
Total Project Cost Range		\$515K - \$750K



Budget Impacts

- BN 19-21 SURA Budget: \$3,960,000 for capital outlay
 - \$3,000,000 restricted for Sandy Community Campus improvements
 - \$960,000 for various projects (City Hall Improvements, Infrastructure, Building Improvements, Façade Grant Program)
- \$405,000 est. available for capital projects in the current budget (through June 30)
- SURA Fund has a large contingency that could be used to cover additional expenses for this program if the Board chooses

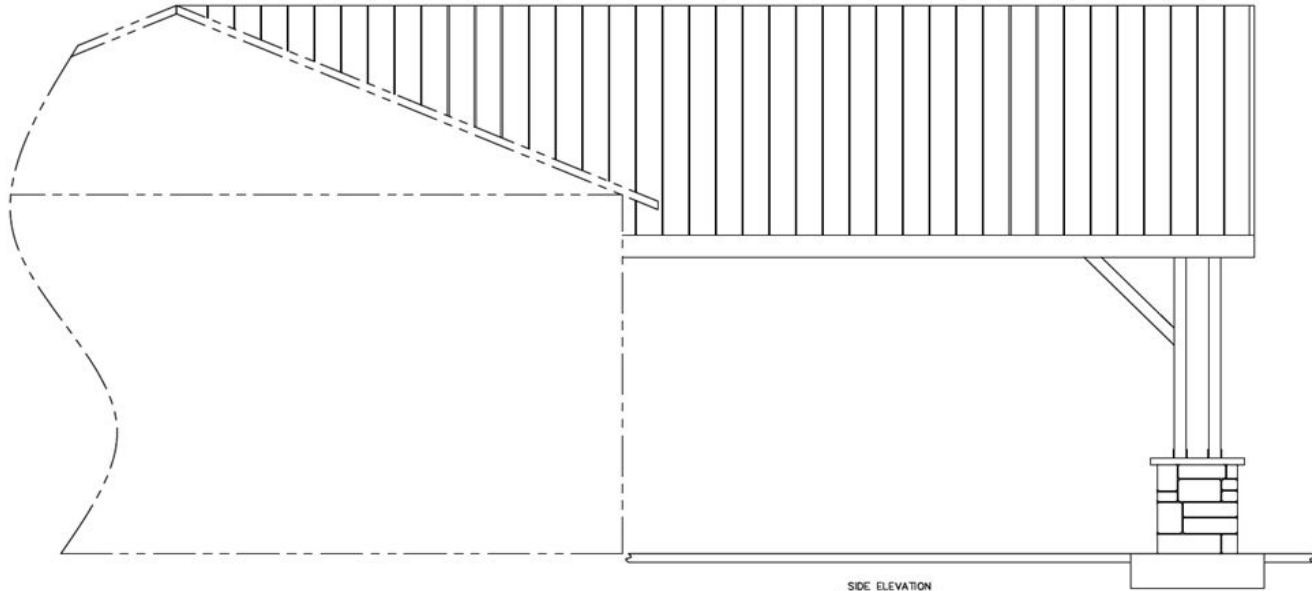


Covered Structure Design Information

- We received engineering work back on Le Happy over the weekend - scope of work in process; will be ready to put out to bid this week.
- We have received design work back on five more projects, including the design work for Paola's that was also received over the weekend.
- We are waiting on design work for one project. (Tollgate Inn)
- The Beer Den's proposal requires additional professional work before design work can be completed.



Boring Brewing - Side Elevation



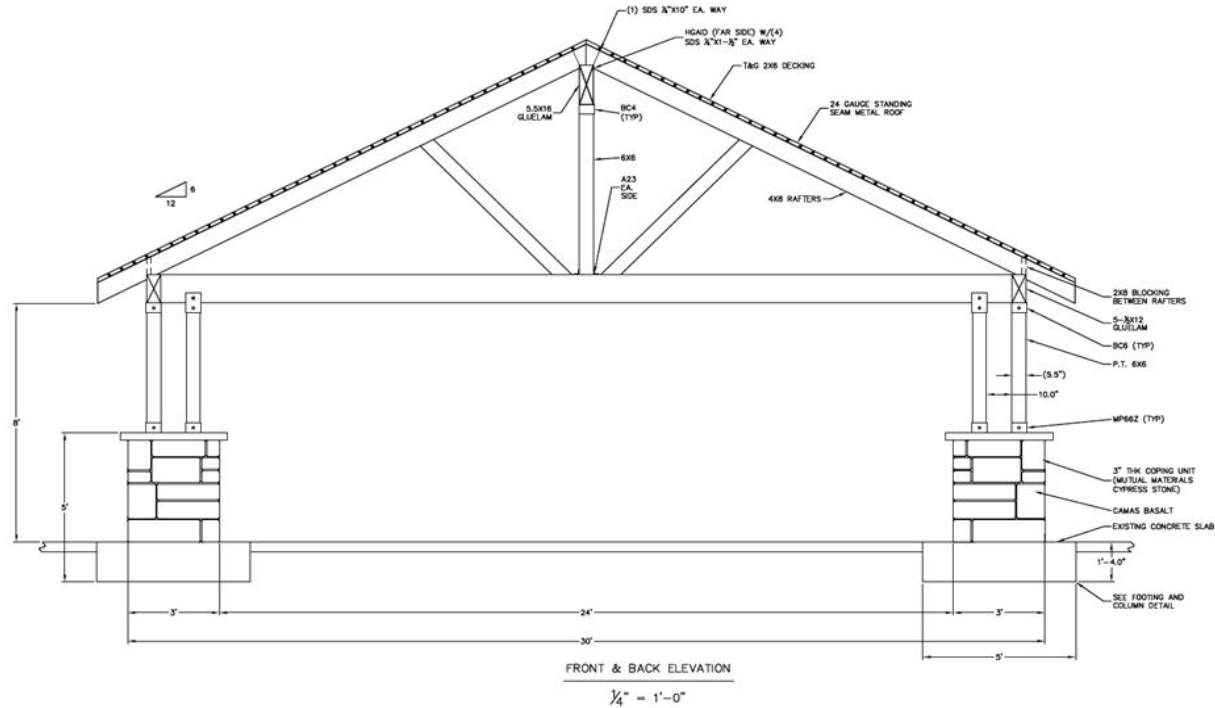
SIDE ELEVATION

$\frac{3}{16}'' = 1'-0''$

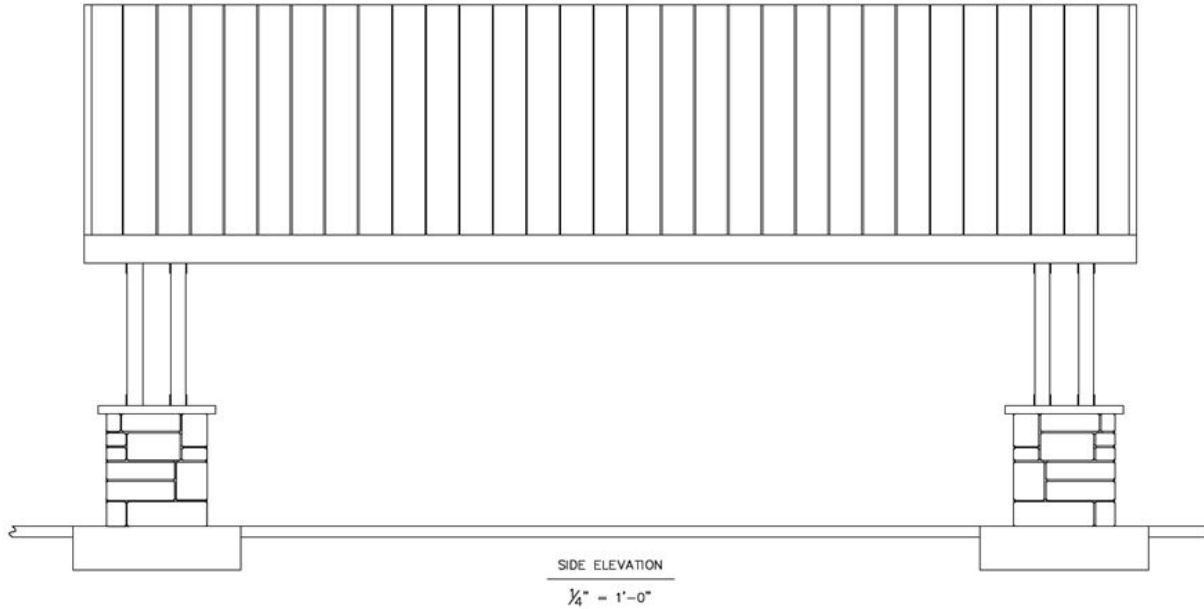
Boring Brewing - Proposed Location



Le Happy Creperie & Bar



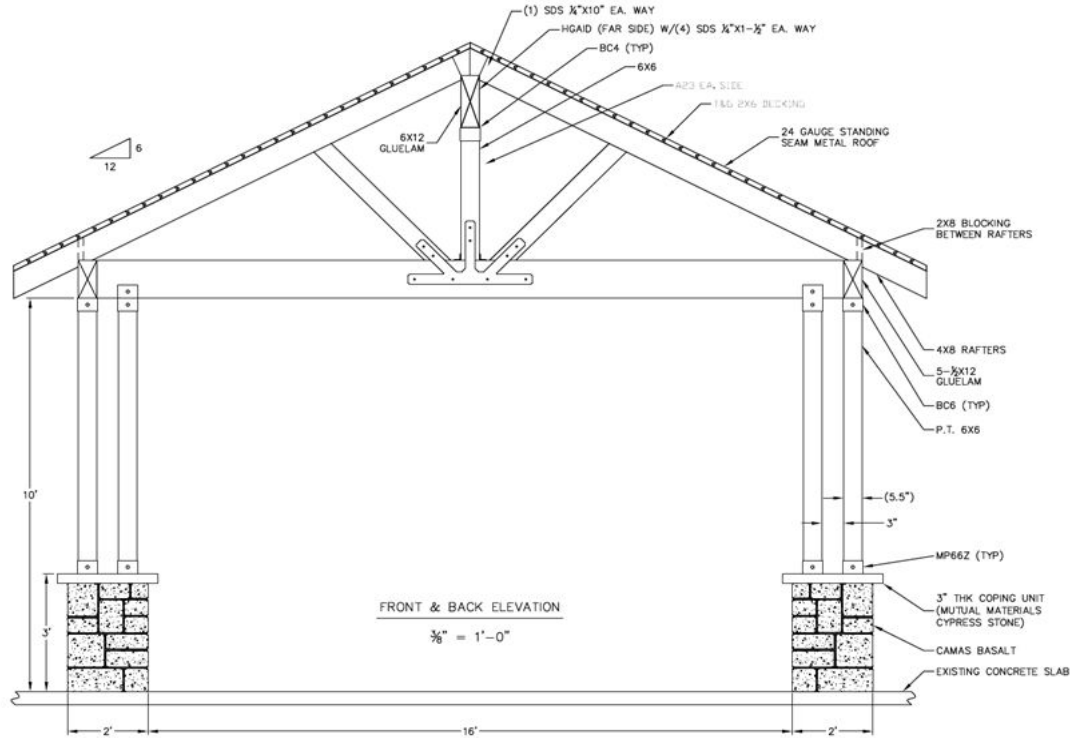
Le Happy Creperie & Bar - Side Elevation



Le Happy - Proposed Location



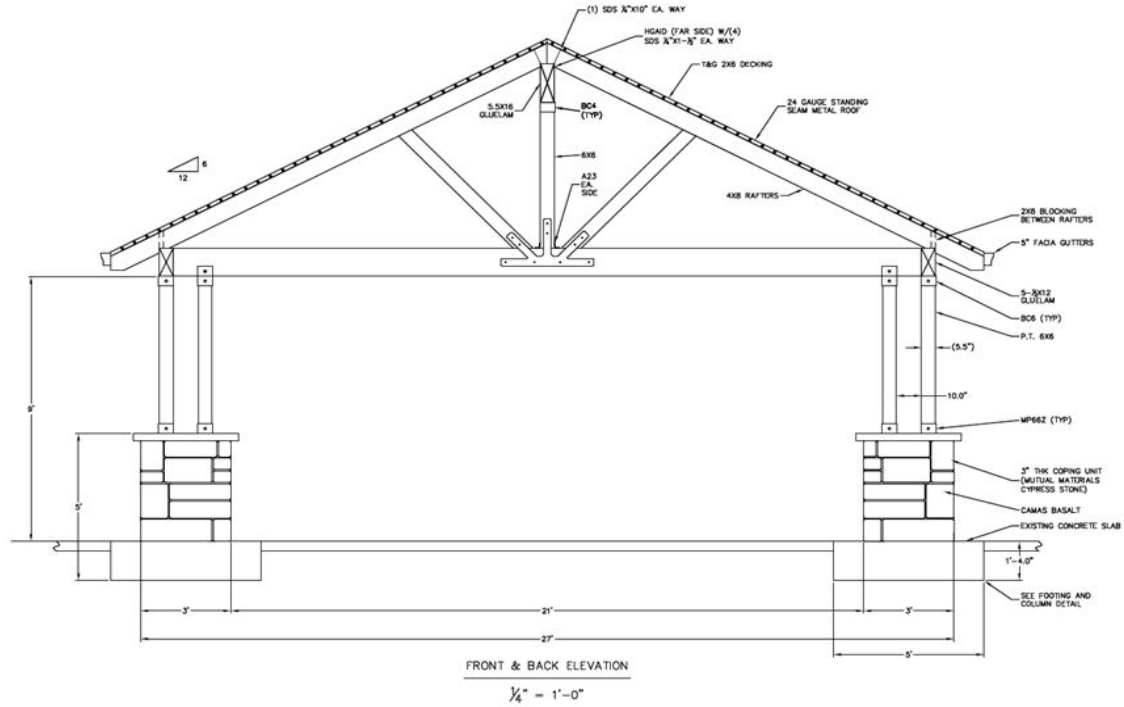
No Place Saloon



No Place Saloon - Proposed Location



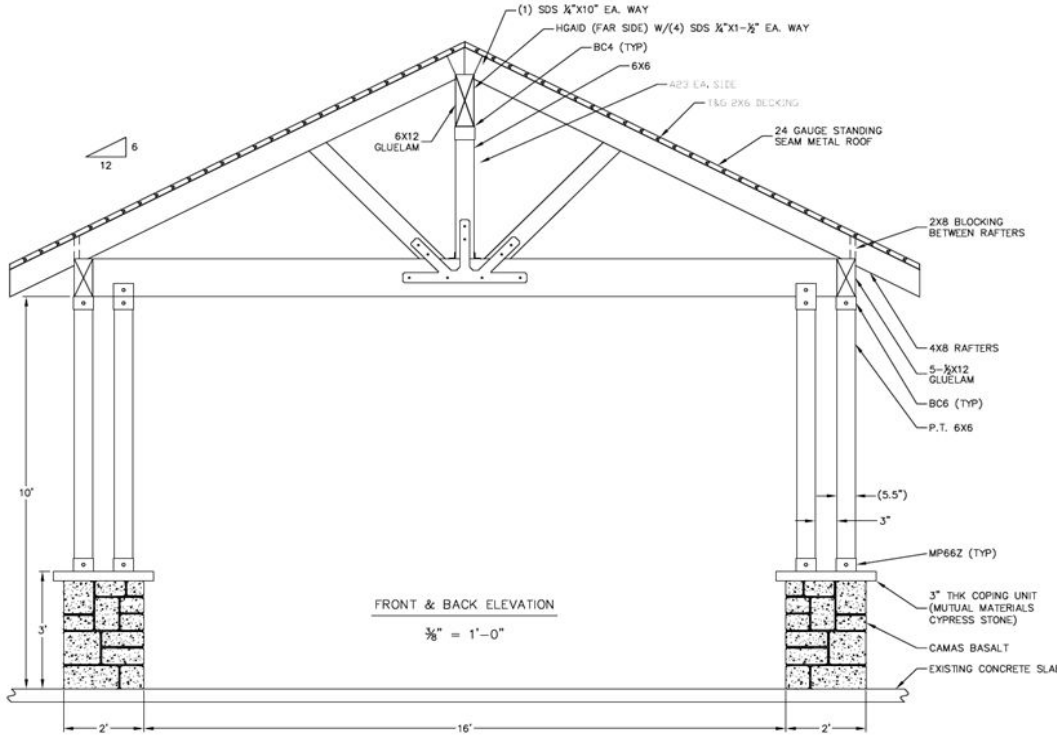
Red Shed Public House



Red Shed - Proposed Location



Sandlandia Food Carts



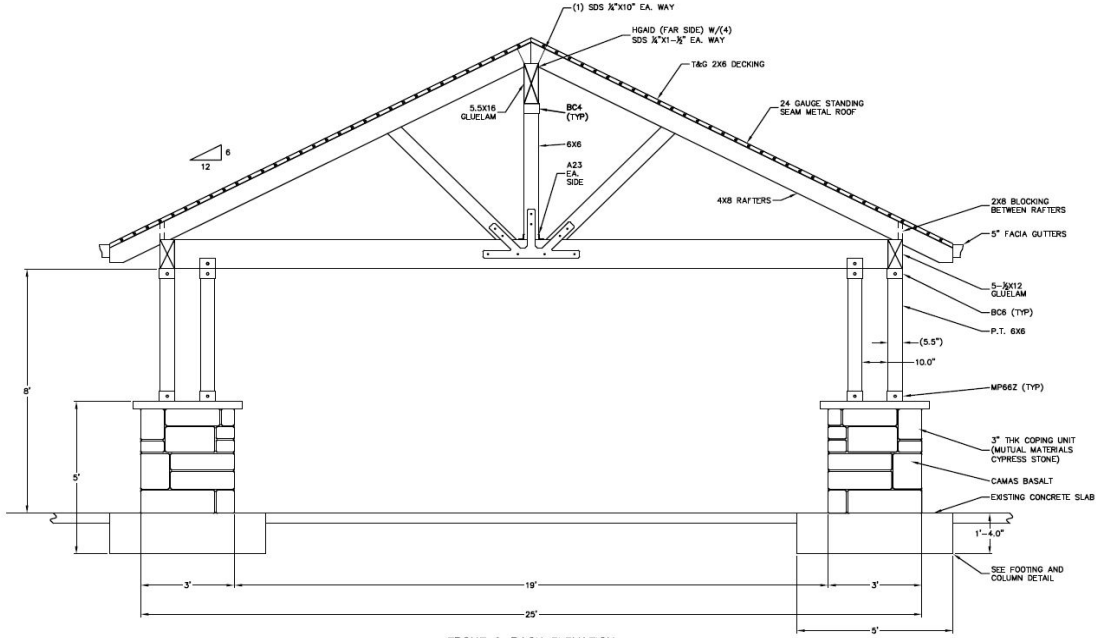
Sandlandia Food Carts - Proposed Location



Tollgate Inn - Proposed Location



Paola's Pizza Barn



FRONT & BACK ELEVATION

1/4" = 1'-0"

Paola's Pizza Barn - Proposed Location



Paola's Pizza Barn - proposed location

Options for the SURA Board

- **Option #1**: Authorize funding and award grants for all eight remaining projects (provided final bids are within 110% of the high-end of the estimated cost ranges).
- **Option #2**: Authorize funding and award grants for only certain projects (provided final bids are within 110% of the high-end of the estimated cost ranges).

If Option #2 is selected, staff offers the following considerations:

- Originally, the Board discussed spending \$280,000 total on this program. Approximately \$80,000 has been expended thus far.
- The Program Guidelines for the Covered Structures Program state that the following criteria should be used to evaluate applications:
 - The structure meets Sandy Style and Building Code requirements.
 - The proposal has a harmonious aesthetic appearance with the primary building.
 - The proposal has a positive impact on the overall streetscape (if applicable).

