



MINUTES
Sandy Urban Renewal Board Meeting
Monday, April 19, 2021 6:00 PM

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

BOARD ABSENT: Khrys Jones, Chamber Director

STAFF PRESENT: Mike Walker, Public Works Director, Jeff Aprati, City Recorder, Jordan Wheeler, City Manager, Kelly O'Neill, Development Services Director, Tyler Deems, Deputy City Manager / Finance Director, Ernie Roberts, Police Chief, and Emily Meharg, Senior Planner

MEDIA PRESENT:

1. Meeting Format Note

The Urban Renewal 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. SURA Minutes - March 8, 2021

Moved by Richard Sheldon, seconded by Kathleen Walker

Approve the March 8, 2021 minutes.

CARRIED. 8-0

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

Absent: Khrys Jones

4. Work Session

4.1. Urban Renewal Work Session

Staff Report - 0413

Elaine Howard, with Elaine Howard Consulting, LLC, delivered an 'urban renewal 101' presentation; an overview of the functionality and requirements of urban renewal areas, and of the Sandy Urban Renewal Plan in particular. She also discussed the upcoming plan review process, which will include completing a tax increment financing (TIF) forecast and financial plan, reviewing and prioritizing projects, and developing an implementation strategy. The slides presented were included in the agenda packet.

Members of the Urban Renewal Board discussed the following topics during and following the presentation:

- Specifics of TIF financing, including how it affects taxpayers and public agencies
- Which public agencies are affected by Sandy's urban renewal district
- Timing and phasing of the plan review process, including the possibility of big-picture downtown visioning, and possible inclusion of input from other groups
- Possibility of purchasing historic buildings in the city
- Urban renewal successes in Redmond
- Restrictions on use of funds
- Questions regarding arbitrage
- Possibility of imposing deed restrictions

5. **Adjourn**



Mayor, Stan Pulliam



City Recorder, Jeff Aprati