



SANDY URBAN RENEWAL BOARD MEETING

Tuesday, February 20, 2024 at 8:00 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

ABSENT

Board Member Khrys Jones

APPROVAL OF MINUTES

1. Approval of Minutes: December 18, 2023

MOTION: Approve the December 18, 2023 minutes

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

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

MOTION CARRIED: 7-0

NEW BUSINESS

2. Tenant Improvement Grant: Sandy Underground (Project #23-002 TI)

The Development Services Director summarized the staff report, which was included in the agenda packet. Slides were presented; they are attached to these minutes for reference. Following a recap of previous grant funding provided to this property, the prospective business owner provided details on their lease to own arrangement with the property owner. The Board asked questions about whether items not attached to the building would be removed in the event the business discontinued. The Board also stressed to staff that contract language needs to include language to protect investments made by the URA. The prospective business owner explained that their lease stipulates that permanent changes will stay with the building. Discussion ensued on ADA accessibility issues, including compliance of the

downstairs area in contrast to the upstairs, and discussion of whether SURA investments should only be made in properties that are in, or will be brought into, compliance with ADA requirements. Finally, it was noted that health department review is currently underway and that the business owners have experience in such matters.

MOTION: Approve the Tenant Improvement Grants recommended in the staff report.

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

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

MOTION CARRIED: 7-0

3. 39050 Pioneer Blvd Parking Lot Purchase

Note: Board Member Exner recused himself from participating in this matter.

The City Manager summarized the staff report, which was included in the agenda packet.

Board discussion ensued on the following topics:

- Whether ADA improvements are necessary
- Possible opportunities to install electric vehicle chargers
- Whether pay-to-park arrangements could/should be implemented, potentially only for special events
- Possible opportunities to establish a transit stop and/or park and ride
- Concerns about the deteriorated state of the Heritage Square lot
- Concerns about the cost of future Tupper Rd improvements and effects on potential resale value
- Emphasis on the need to prioritize utilization of the site

MOTION: Authorize the City Manager to move forward with the purchase of the two parcels located at 39050 Pioneer Blvd, pending the results of an environmental assessment, for an amount not to exceed \$525,000.

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

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

MOTION CARRIED: 6-0

ADJOURN



Stan Pulliam, Mayor



Jeffrey Aprati, City Recorder



Tenant
Improvement
Grant

Sandy Underground

Urban Renewal Board
February 20, 2024

Subject Building



Background

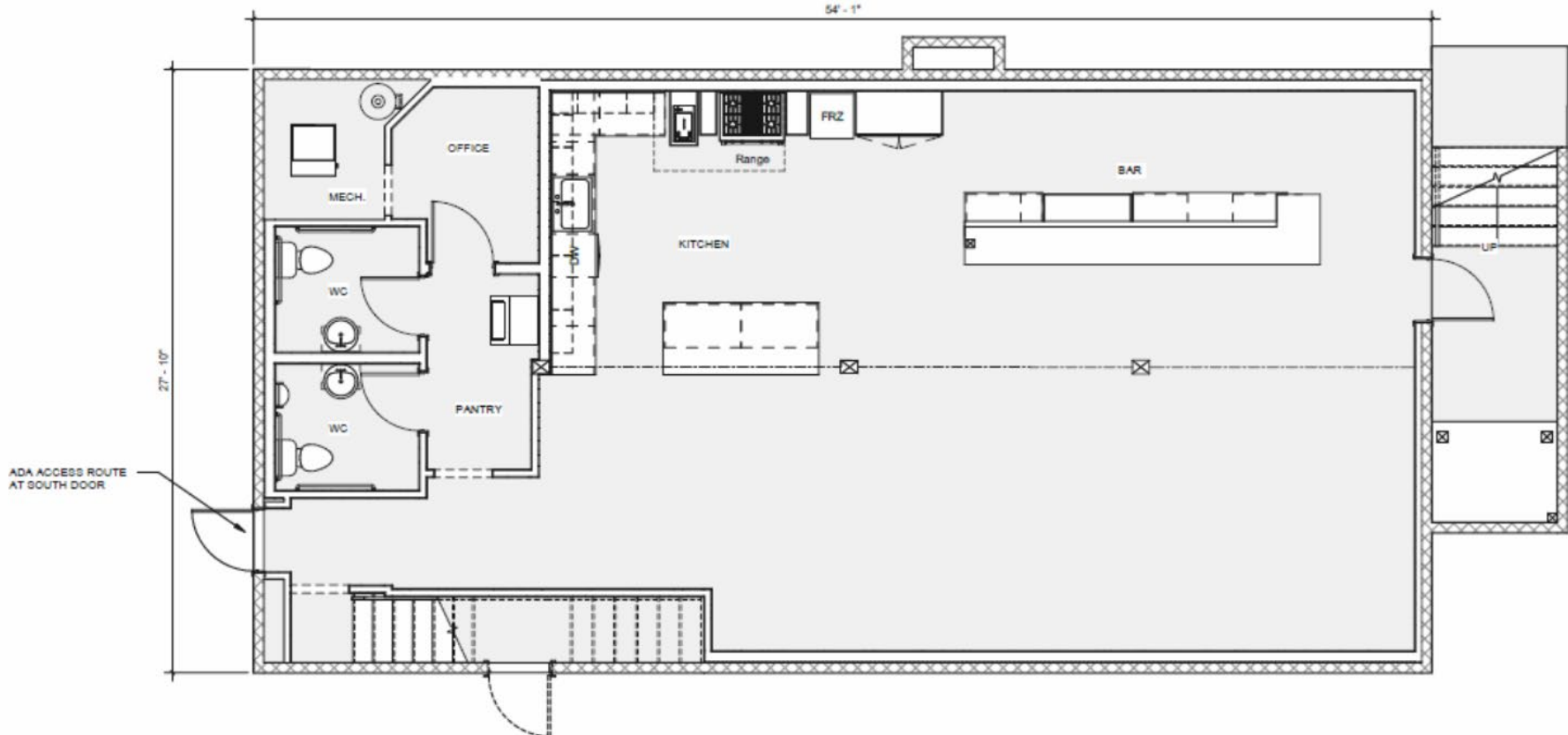
- The subject building used to be the Sandy VFW.
- The property was purchased by a private property owner and the exterior of the building was remodeled. The Urban Renewal Board provided a grant totaling \$27,850.
- The property currently does not have a tenant.

Proposed Tenant Improvements

- Demolition of the existing residential cabinetry, the existing porous wood surfaces at the bar, and the existing laminate flooring.
- Refinish the concrete flooring once the laminate flooring is removed.
- Refinish the walls in the kitchen area with a non-porous surface and installing stainless steel behind the cooking equipment.
- Installation of a wall to enclose the kitchen.
- Installation of a commercial hand sink, dishwasher, dish sink, and prep sink in the kitchen.

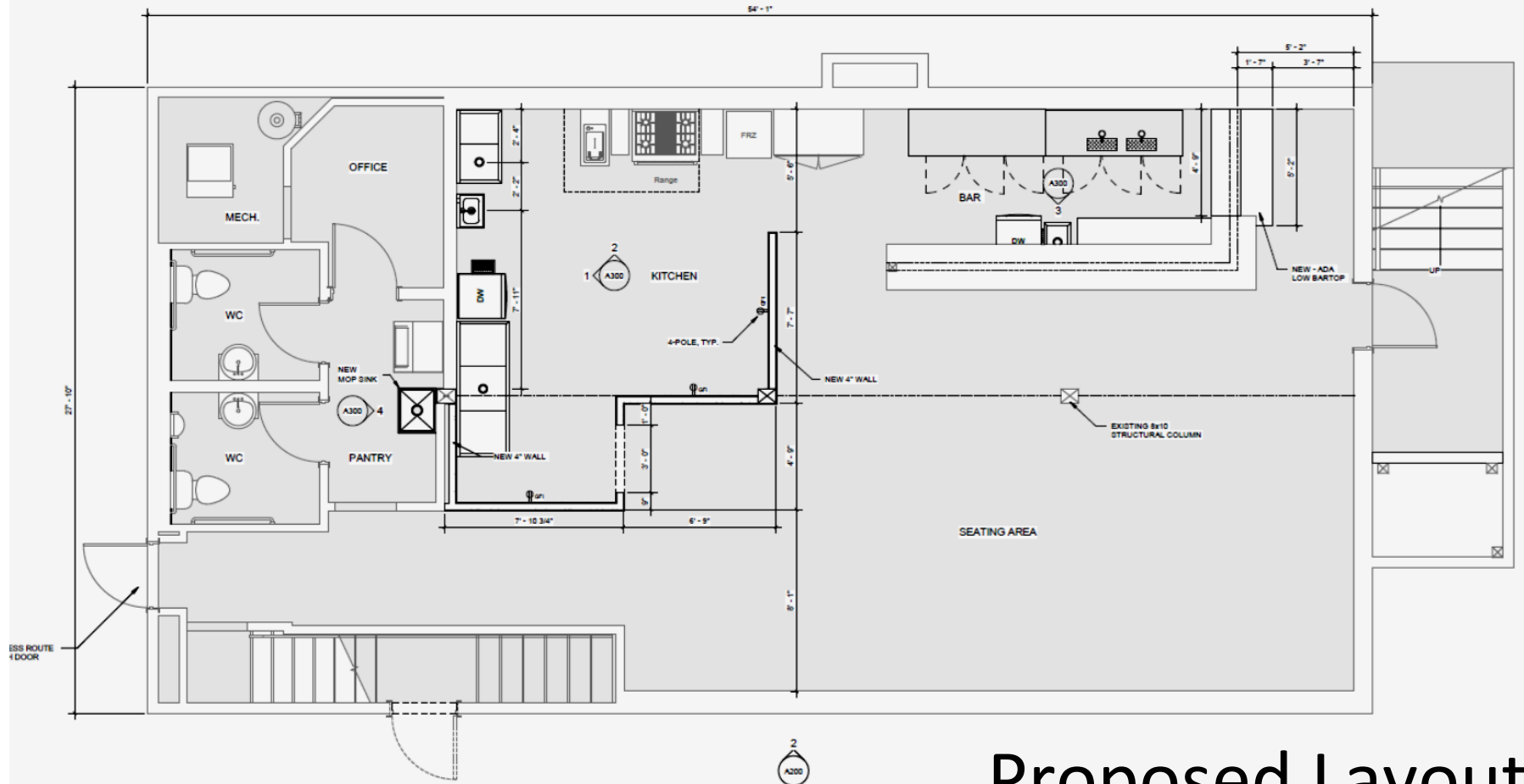
Proposed Tenant Improvements

- Installation of a mop sink in the pantry.
- Installation of a hand sink, dish sink, dish sink, prep sink, and ice well in the bar.
- Installation of two floor drains.
- Installation of a grease trap interceptor and plumbing to the sinks and floor drains.
- Installation of a new and functional back-bar.
- Installation of a new bar surface, including an ADA accessible area at the bar.
- Repaint the interior, including all walls and the ceiling.



① EXISTING - FIRST FLOOR - BAR
1/4" = 1'-0"

Existing Layout



Proposed Layout



Request

\$30,000 (44.8 percent of the total project cost of \$66,977)

The biennium budget for 2023-2025 allocated \$400,000 to grant programs.

To date, the Sandy Urban Renewal Board has allocated **\$76,190.16** this biennium.

Recommendation

Staff recommends approval of this tenant improvement grant for Sandy Underground as it creates another dining option for Sandy residents and visitors.