



SANDY CITY ECONOMIC DEVELOPMENT

MONICA ZOLTANSKI
MAYOR

SHANE PACE
CHIEF ADMINISTRATIVE OFFICER

KASEY DUNLAVY
ECONOMIC DEVELOPMENT DIRECTOR

MEMORANDUM

To: Sandy Cairns HTRZ Committee
From: Kasey Dunlavy, Sandy City Economic Development Director
Date: August 5, 2025
RE: Request for Dissolution of the Sandy Centennial HTRZ

This memo is to formally request the approval of the dissolution of the Sandy Centennial Housing and Transit Reinvestment Zone (HTRZ), which was adopted by the HTRZ Committee on September 27, 2022.

The Sandy Centennial HTRZ was established as a single-parcel HTRZ with a \$1.5 million funding allocation, which represented only a partial allocation of the \$4 million requested in the proposal. Due to the limited funding amount, and additional market limitations, the project was unable to move forward as planned, forcing the developer to pause progress while alternative funding sources were explored. Over the past three years, our team has worked closely with the developer to identify and pursue other funding opportunities, but unfortunately, these efforts have not been sufficient to close the financing gap and make the project feasible.

In the intervening years, we have expanded our strategic planning and engagement with other development partners. We have made significant progress in placemaking and infrastructure planning, and successfully secured funding for a pedestrian bridge that will directly improve connectivity and access within the area.

As a result of these coordinated efforts, we are now in a position to include the original Centennial HTRZ parcel, RedSky, within the broader and more impactful Cairns HTRZ proposal. This new proposal represents a comprehensive, multi-parcel vision for transit-oriented development that addresses previous funding challenges and unlocks the full potential of the RedSky site and surrounding properties.

Accordingly, we respectfully request the Committee's approval to formally dissolve the Sandy Centennial HTRZ and, if approved, replace it with the newly proposed Cairns HTRZ. We are confident that this transition represents a more viable and transformative path forward for the site and will result in stronger long-term outcomes for the community, our transit infrastructure, and future residents.