MILLCREEK COMMUNITY REINVESTMENT AGENCY
RESOLUTION NO. 23-05

A RESOLUTION AMENDING RESOLUTION NO. 23-04 THAT APPROVED THE USE OF $ 424,727.46 OF THE AGENCY'S HOUSING ALLOCATION FOR THE HOWICK PROJECT, $100,000 OF WHICH WILL BE A GRANT AND $324,727.46 WILL BE A LOAN REPAID ON CLOSING OF PERMANENT FINANCING WITH THIS AMENDMENT PROVIDING THAT THE LOAN BE AN UNSECURED PROMISSORY NOTE RATHER THAN A SECURE NOTE

WHEREAS, the Millcreek Community Reinvestment Agency ("*Agency*") met in an open and public meeting on November 27, 2023, to consider, among other things, approving an amendment to Resolution No. 23-04 that approved the use of $ 424,727.46 of the agency's housing allocation for the Howick project, $100,000 of which will be a grant and $324,727.46 will be a loan repaid on closing of permanent financing with this amendment providing that the loan be an unsecured promissory note rather than a secured note; and

WHEREAS, as required by Utah Code Section 17C-1-101 et seq. the Agency has set aside agency funds for housing known as the "housing allocation"; and

WHEREAS, Utah Code Section 17C-1-412 authorizes the Agency to use the Agency housing allocation to lend or grant money for income targeted housing within the boundaries of the Agency; and

WHEREAS, Utah Code Section 17C-1-102 (32) defines income targeted housing as housing that is owned or occupied by a family whose annual income is at or below 80% of the median annual income for a family within the county in which the housing is located;" and

WHEREAS, the Howick project satisfies the 80% of the median annual income for a family within Salt Lake County requirement.

NOW THEREFORE BE IT RESOLVED that the Agency approves the use of $424,727.46 of the Agency's housing allocation for the Howick project, $100,000 of which will be a grant and $324,727.46 will be a loan repaid on closing of permanent financing.

BE IT FURTHER REOSLVED that this transaction be documented with a grant agreement and an unsecured promissory note.

MILLCREEK COMMUNITY REINVESTMENT AGENCY

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Jeff Silvestrini, Chair

ATTEST:

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Elyse Sullivan, Recorder

Roll Call Vote:

Silvestrini	Yes	No
Catten	Yes	No
DeSirant	Yes	No
Jackson	Yes	No
Uipi	Yes	No

Minutes of the
Millcreek Community Reinvestment Agency
August 28, 2023
7:00 p.m.
Regular Meeting

The Community Reinvestment Agency of Millcreek, Utah, met in a regular public meeting on August 28, 2023, at City Hall, located at 3330 S. 1300 E., Millcreek, Utah 84106. The meeting was live streamed via the City's website with an option for online public comment.

PRESENT:

Board Members	**City Staff**
Jeff Silvestrini, Chair	John Brems, City Attorney
Silvia Catten	Elyse Sullivan, Agency Recorder
Thom DeSirant	Francis Lilly, Assistant City Manager
Cheri Jackson (electronic)	Kurt Hansen, Facilities Director
Bev Uipi (excused)	Jim Hardy, Building Official
	Mike Winder, City Manager
	Lisa Dudley, HR-Finance Director

Attendees: Lt. Petty-Brown

REGULAR MEETING: 7:00 p.m.
TIME COMMENCED: 7:29 p.m.

Chair Silvestrini called the meeting to order.

1. Discussion and Consideration of Resolution 23-04, Approving the Use of $424,727.46 of the Agency's Housing Allocation for the Howick Project, $100,000 of which will be a Grant and $324,727.46 will be a Loan Repaid on Closing of Permanent Financing

Mike Winder said the Howick (4101 S Howick Street) was a housing project (5 stories with 150 units) in the West Millcreek Urban Development Area. The project had already received grants for being an affordable housing project. The units would be deed restricted for affordable housing from 30-65% of the average median income of the county. This project was under financial restraints with the current cost of construction and the housing market. Millcreek staff suggested using $424,427.46 ($300 less than the resolution initially had) of the Community Reinvestment Agency's housing allocation to pay the city of Millcreek for the building permit fees. When the project closed on permanent financing, which would occur prior to receiving the certificate of occupancy, the developer would pay $324,427.46 back. The remaining $100,000 would be theirs as a grant. Staff felt this was a fiscally responsible thing to do to help generate the tax increment in the area and morally responsible to accomplish the city's housing goals.

Chair Silvestrini said part of the Agency's budget was set aside for affordable housing. Winder said there was a risk of losing money if the project did not get completed. The agency, CDC Utah, was dependable in the community. Board Member Catten asked if there was a downside in setting this precedent. Winder said the Agency had to decide if this was a project worth spending the money on versus something else that may show up. Chair Silvestrini said the project was attractive because it had a range of affordability. Board Member DeSirant pointed out that about a third of the units had a 3 or more bedroom count, so it was designed for families.

Board Member DeSirant moved to approve Resolution 23-04, Approving the Use of $424,427.46 of the Agency's Housing Allocation for the Howick Project, $100,000 of which will be a Grant and $324,427.46 will be a Loan Repaid on Closing of Permanent Financing. Board Member Catten seconded. Chair Silvestrini called for the vote. Board Member Catten voted yes, Board Member DeSirant voted yes, Board Member Jackson voted yes, and Chair Silvestrini voted yes. The motion passed unanimously.

2. Approval of July 10, 2023 Meeting Minutes

Board Member DeSirant moved to approve the July 10, 2023 meeting minutes. Board Member Catten seconded. Chair Silvestrini called for the vote. Board Member Catten voted yes, Board Member DeSirant voted yes, Board Member Jackson voted yes, and Chair Silvestrini voted yes. The motion passed unanimously.

Chair Silvestrini thanked staff for bringing the proposal to the Agency.

ADJOURNED: **Board Member DeSirant moved to adjourn the meeting at 7:39 p.m. Board Member Catten seconded. Chair Silvestrini called for the vote. Board Member Catten voted yes, Board Member DeSirant voted yes, Board Member Jackson voted yes, and Chair Silvestrini voted yes. The motion passed unanimously.**

APPROVED:______________________________ Date
Jeff Silvestrini, Chair

Attest: ______________________________
Elyse Sullivan, Recorder