

**Wasatch County Housing Authority Board Meeting Minutes
25 N Main St., Council Chambers, Heber City, UT 84032
Monday, November 20, 2023 5:00 p.m.**

Board Members Present

Kendall Crittenden, Chairman
Kent Shelton
Todd Anderson

Others Present

Jeffery Bradshaw, Exec Director
Amy Anderson, Secretary

Excused

Brenda Kozlowski
Kevin Payne
Mike Johnston

Visitors

Scott Loomis, MCHT
Nick Frost
Grace Doerfler, KPCW

WELCOME

APPROVAL OF THE MINUTES

Kendall welcomed all to the meeting at 5:06 p.m. We don't have a quorum so we will hold off on approving the meeting minutes until next month.

HOUSING DEVELOPMENT ACTIVITY:

MCHT Update

Jeff turned the time over to Scott Loomis to give a MCHT update. Scott said Parkview Place is going well and they have 6 new applicants for the self-help townhomes. The school district is interested in purchasing a couple of lots and using the high school construction classes to build them. They will have some lots left 6 single family homes in the first group & another 12 in the second group. Jeff let Scott know previously that we might be interested in purchasing a few lots. They are selling duplexes for approximately \$425K -- if we know of anyone interested, they'll be available in January 2024. They'd be able to build the home or duplex for you. MCHT has a \$300K debt to WCHA to offset some of the purchase if WCHA is interested in purchasing

some land. Single family empty lot would be \$150K & a duplex empty lot would be \$225K.

FYI. They are doing some stewardship work because the assessor has assessed their lots as market rate instead of the deed restricted prices. Angelica is trying to get this issue resolved & has had difficulty getting in touch with the County appraiser. Amy said that she thinks Angelica finally got a hold of Heather, the County appraiser. Kendall will follow up with this issue. Scott has had this issue in Summit County as well. Kendall requested a prospectus sheet sent prior to our December meeting so we could get up to speed and have a better discussion at the December meeting.

Strawberry Ranch

Strawberry Ranch previously sent us a check for \$19K & Todd Cates contacted Jeff to let him know that they would be paying the difference -- but they had been told that it would be based on part-time employees and they only had to pay \$28,000 total. Jeff said that there are over 50 cabins in the their development so it would have been 5 cabins, but they were approved by the County to have it based upon part-time employees and only have one

Nick said that there is a provision that allows for "resorts" to base it upon employees, but even then, it should come before the board for review & recommendation at minimum. Nick feels that we just need some context and Kendall said that he would talk to Doug to find out about the situation. Nick's guess is that this was something previously approved under old code. Kendall will do some research & bring the information to the next meeting because he doesn't remember any of this.

DAL Applicants: No new applicants.

FINANCIAL REPORT:

Jeff went over the financials and the expenses. Expenses included Jeff's bill, Rosing Davidson, Wasatch Irrigation, The Hartford, & MCHT. Financial reports & expenses can't be approved because we don't have a quorum. Jeff will have to send out an email to get approval. Jeff asked Todd if the price for the MCHT land pieces were reasonable & Todd said yes, but we originally were offering to potentially buy land as a way to give them some cash influx as per their request, but he doesn't feel that their "ask" is there anymore.

Jeff confirmed that no, they don't necessarily need us to buy the land now because they have made other financing arrangements. Kent & Kendall agreed with Todd that it isn't necessary that we purchase anything now because circumstances have changed. Kent made a motion to approve the expenses contingent upon the approval of those absent. Todd seconded the motion. Those present were in favor. Jeff or Amy will send out an email to the others to get full approval.

DELINQUENT LOANS:

OTHER BUSINESS:

Kendall was at the UAC conference last weekend. He gave a short overview of a performance audit of housing policy completed by the State. Counties & cities currently have to turn in affordable housing plans to the State every year, but it seems that they will perhaps have more regulated rules as to what counties & cities can and can't do with building. Kendall isn't sure what the legislature will do with the outcome of this audit. Kent feels that the citizens in the Heber Envision want the exact opposite of what it sounds like the legislature wants. Should be interesting to see what happens.

ADJOURNMENT:

All in attendance were in favor of adjourning although no motions were made. The time is 5:35 p.m.

Next Board Meeting will be held on Monday, December 18th, at 5:00 p.m. at 25 N Main St. Room 104 Heber City, UT 84032