



**WORKFORCE
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PRIVATE ACTIVITY BOND PROGRAM

PRIVATE ACTIVITY BOND PROGRAM NOTICE OF PUBLIC MEETING

December 11, 2024, at 9:00 a.m.

Olene S. Walker Building
140 East 300 South, Room 101 North
Salt Lake City, Utah 84111

This meeting was streamed at: <https://utah-gov.zoom.us/j/81541792181>
Materials regarding this meeting and an audio recording of the meeting can be found at
<https://www.utah.gov/pmn/sitemap/notice/956715.html>

John T. Crandall, Chairman of the Board

Board Members Present:

John Crandall, Chairman
Dean Lundell, Lehi City
Kamron Dalton, GOEO
Curtis Koch, Davis County
Nicole Rosenberg, Iron County
Chip Dawson, South Jordan City
Kirt Slauch, Utah Treasurer's Office
Heidi Voordeckers, North Salt Lake City

Board Member Absent:

Amelia Powers Gardner, Utah County
Nate Talley, USHE
David Damschen, UHC

Staff Present:

Christina Oliver, HCD Director
Jennifer Edwards, HCD AD
McKenna Marchant, HCD PM
Elliot Lawrence, DWS Counsel
Daniel Herbert-Voss, HCD Staff
Janell Quiroz, HCD Staff
Carver Black, DWS Financial
Sarah Nielson, DWS PIO
Kathryn Halterman, HCD ERR

Guests Present:

Claymore Hardman
Jacob Carlton
Evan
Tom Newton
Tommy Marcheschi
Claudia O'Grady
Jane Hopkins
Jodi Bangerter
Marcus Lonard



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Meeting Minutes

I. Welcome and Introductions

- A. Chairman John Crandall called the meeting to order at 9:00 am and welcomed the board and attendees.

II. Public Comment

- A. No public comments were submitted prior to the meeting or shared during the allotted public comment time during the meeting in person or online.

III. Approval of Minutes

A. October 9, 2024 Minutes

- a. The Draft Minutes for October 9, 2024, were sent to the board members prior to the meeting for review.

A Motion to approve the minutes of October 9, 2024, was made by Board member Dean Lundell and seconded by Board member Kirt Slaugh. The motion passed by roll call vote with affirmative votes from Board member Dean Lundell, Board member Curtis Koch, Board member Chip Dawson, Board member Heidi Voordeckers, Board member Kirt Slaugh and Board member Nicole Rosenberg. There were no negative votes. Absent from the vote were Board members David Damschen, Nate Talley, Amelia Powers Gardner, and Kamron Dalton.

IV. Action Items

A. Utah Housing Corporation Carryforward Request

- a. Program Manager McKenna Marchant explained the request made by the Utah Housing Corporation as an annual ask to carry forward the balance of three different pots. The first is 179 million + for the purpose of issuing qualified mortgage bonds for single family housing. The second is to carry forward the 244 million + for the purpose of issuing qualified exempt facility bonds for residential and multifamily projects. The third part of the carryover request is everything remaining, left over from all our issuings for the purpose of issuing to multifamily projects.
- b. A clarifying conversation between Chairman John Crandall and Program Manager McKenna Marchant established that the balances of pots 1 and 2 of 179 million and 244 million were allocated but not yet closed so UHC will be the contract issuers when the projects close. The third pot is the unallocated remainder for the year of approximately 3 million. UHC reserves this 3 million for multifamily use.

A Motion to approve the carryforward request made by Utah Housing Corporation was made by Board member Curtis Koch and seconded by Board member Chip Dawson. The motion passed by roll call vote with affirmative votes from Board member Dean Lundell, Board member Curtis Koch, Board member Chip Dawson, Board member Heidi Voordeckers, Board member Kirt Slaugh and Board member Nicole Rosenberg. There were no negative votes. Absent from the vote were Board members David Damschen, Nate Talley, Amelia Powers Gardner, and Kamron Dalton.

B. Granicus

- a. Program Manager McKenna Marchant introduced and displayed the software Granicus as a way for the board to access the agenda and packet of meeting materials in a more streamlined way. She explained that she would like the board to consider its use as it would prevent the need to print all the meeting materials, allow for easier organization enabling all the materials to be in one place and updated as needed in real time, preventing the action of having to dig through emails for materials.



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HCD Director Christina Oliver added that the board could trial it for January but would have some paper copies available as well and the board could see if it works for them and their needs before deciding to switch to Granicus completely.

- b. Board member Curtic Koch asked if the notes made in Granicus would be subject to GRAMA, there was some discussion, and staff will look into the question to determine where GRAMA applies to Granicus.

V. Board Training

A. Sunshine Laws

- a. Elliot Lawrence, legal counsel for the board, delivered the annual OPMA (Open and Public Meetings Act) training. The Board members discussed the semantics of the Act in regard to what was considered a meeting, what discussions could be had outside of a meeting and what types of content would be discoverable on a personal electronic device.

B. Conflict of Interest Policy

- a. Elliot Lawrence reviewed with the board and answered questions about the annual conflict of interest declaration. The board members present in the room completed the declaration and Elliot Lawrence notarized and collected those declarations. Board members who were not physically present will need to complete their declarations and return them to the board by the meeting.

VI. Other Business and Adjournment

A. Project Costs Report

- a. Program Manager McKenna Marchant reviewed the visual lookback of what PAB has done over the years since its administration moved to DWS. This material was created by the communications division of the Department of Workforce Services. The Board gave feedback and asked for additional views the next time the report is created.

B. [Annual Scoring Summaries Website Addition](#)

- a. Program Manager McKenna Marchant reviewed the changes made to the PAB website.

C. Next Meeting – Wednesday, January 8, 2025

D. Chairman Crandal thanked the board and staff and adjourned the meeting

Meeting Minutes Certified Correct: Janell Quiroz

Minutes Approved: 01/08/2025