

Wasatch County Housing Authority Board Meeting Minutes
25 N Main St., Council Chambers, Heber City, UT 84032
Monday, July 21, 2025 5:00 p.m.

Board Members Present

Kendall Crittenden, Chairman
Kevin Payne
Brenda Kozlowski
Sid Ostergaard
Todd Anderson
Alese Overly

Others Present

Jeffery M Bradshaw, Exec Dir
Amy Anderson, Secretary

Excused

Kent Shelton

Visitors

Angelica Espinoza - MCHT, Housing Resource Center
Jason Gliddon - MCHT
Nick Frost - Rosing, Davidson, Frost
Jason Corey - Wasatch County

WELCOME

APPROVAL OF THE MINUTES

Kendall welcomed all to the meeting at 5:00 p.m. No meeting was held in June. Sid made a motion to approve the May meeting minutes. Alese seconded it. All were in favor.

HOUSING DEVELOPMENT ACTIVITY:

Sarah Klingman is first on the agenda. Kendall wasn't sure if she would come as she said she would try to attend to introduce herself. Doesn't look like she is going to make it.

Next on the agenda is Jason Glidden regarding adding a second amendment to our original service contract with MCHT. They would like to extend the contract an additional year as well as increase the annual service fee to \$30K (from \$25K) due to some of their costs increasing. Jason said that it is mainly administrative oversight (majority is salaries). He'll bring it back to

the August meeting for final approval. The board asked for something to approve prior to doing that.

MCHT Community Funds application request for Parkview Place. Jason referenced the Utah Housing Corporation CROWN program that came due in January ending this program for WCHA and the funds that come from it. The WCHA still has access to some of those funds (\$70k) for a short period if they make an application for the funds. Jason is requesting that they assist with this application/proposal process to try to access these funds as he doesn't want to see them go to waste. He'd like to use these funds to help to build out the Parkview Place -- buying down interest rates to assist with building costs - they also want to try to add a couple additional units to provide more affordable housing & divide up the cost some. They will be requesting this from Heber City. He can't guarantee that this would be 100% what the funds are used for, but this is what they want to use it for. Jason just wanted to bring it up as an interest point at this time & let Utah Housing Corp know that we are working on it. Kendall feels that the Board would like to see a proposal & have MCHT start working on this. MCHT will start working on this.

Angelica asked to be put on the agenda to request assistance for an owner of a deed restricted property in Heber Meadows North. Owner, Nick Calderwood, is getting divorced and in order to pay out his wife the equity in the house, he can't afford to re-finance the home due to current market rate conditions. Angelica would like to have the Housing Authority find a way to help keep him in his home because moving to a rental situation would be more than his current mortgage payment. Purchase price was \$430K and he owes \$17K for 3 years missed property taxes. Angelica is trying to confirm whether the taxes were calculated correctly as a primary residence or incorrectly as a secondary residence. She is waiting to hear back from the assessor's office. The Board discussed the property tax issue from several angles and view points. Todd said that even if the property tax issue actually gets resolved, the issues will be getting the wife off the note because this will require a re-finance. It is a much bigger ask than just paying the wife's portion off because it will require a re-finance to get her off the note. The homeowner has started the selling process with MCHT & they have done the inspection and the homeowner has reached out to a realtor to get the home on the market. Maximum selling price is \$480,071. The original purchase price was \$430K. The Board feels that there are too many unknowns to make a decision at this time that would really assist the homeowner.

Angelica passed out the Master List of Deed Restricted properties that MCHT is managing & gave an overview/update of each development and the deed restricted properties. She is currently completing her annual audit of each development. As a matter of information, Angelica said that Madison Meadows is up for sale and she is fielding calls requesting information about the deed restricted property requirements. She feels it may have scared the potential buyers away. The Board discussed the issues of communication between all entities -- developer, city/county, homeowners/renters regarding the deed restrictions.

DAL Applicants:

None

FINANCIAL REPORT:

Jeff passed out the financials. Brenda made a motion to approve the May/June financials & expenses as presented. Kevin seconded it. All were in favor.

DELINQUENT LOANS:

None

OTHER BUSINESS:

None

ADJOURNMENT:

Sid made a motion to adjourn. Alese seconded it. The time is 6:30 p.m.

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