



**WORKFORCE
SERVICES
HOUSING & COMMUNITY
DEVELOPMENT**

OLENE WALKER HOUSING LOAN FUND

Olene Walker Housing Loan Fund Quarterly Board Meeting

December 17, 2025 – 3:00 pm

This meeting was streamed at: <https://utah-gov.zoom.us/j/81040058074>

Materials regarding this meeting and an audio recording of the meeting can be found at:
<https://www.utah.gov/pmn/sitemap/notice/1045287.html>

The Olene Walker Housing Loan Fund Board is led by Chairwoman Beth Holbrook

Board Members Present and Representation:

Beth Holbrook - Transit-Oriented Development
Representative Logan Monson - Local Government
Kaitlin Myers – Housing Advocacy
Mike Glenn - Rural
Kip Paul - Real Estate
Jason Wheeler - Housing Advocacy
Tyler Jensen – Manufactured Housing
Steven Bond – Home Builders (Multifamily)

Board Members Excused/ Absent:

John Lindsay - Rental Housing
Marty Henrie - Mortgage Lender
Jed Nilson - Home builders
Vacant Seat - Local Government
David Snow - Mortgage Lender

Staff Present:

Tricia Davis Winter - HCD Director
Robert Andreasen - DWS Counsel
Elliot Lawrence - DWS Counsel
Dan Murphy - HCD OWHLF
Janell Quiroz - HCD Admin Assistant
Allison Keller - DWS PIO

Interested Parties and Guests that spoke during the meeting:

Jeff Quayle

Meeting Minutes

- I. Welcome
 - a. Chairwoman Beth Holbrook called the meeting to order and welcomed participants at 3:03 p.m.
- II. Public Comment
 - a. Chairwoman Holbrook invited attendees to make a public comment. No members of the public submitted comments prior to the meeting or asked to make a comment during the meeting.

III. ACTION ITEMS:

Item 1: Approval of Conveyance of parcel for The Point at Fairpark (Phase I)

Requesting Subdivision of Land Parcel – 94 Units

Awarded \$1,800,000 HOME Funds (July 2, 2024)

130 North 2100 West, SLC, Salt Lake County

Chairwoman Holbrook introduced the purpose for the meeting and explained that after the end of the discussion she would be reading a prepared motion to ensure that all the needed aspects would be included correctly for the board to then motion and vote on. Chairwoman Holbrook invited Program Manager Dan Murphy to present a summary of the project and request. Mr. Murphy explained the developers request and the circumstances of the request and read the staff recommendations as follows:

1. “ The Point at Fairpark (Phase I) was approved in the July 2, 2024 Olene Walker board meeting.
 - a. Included in that approval was a parcel that includes a parking lot that the developer intends to use for the construction of Phase III apartments.
 - b. The developer has received a LIHTC award for Phase III, which needs to close by the end of the year.
2. The developer is requesting:
 - a. Conveyance of ownership of the entire property from The Point at Fairpark, LLC to Friends of Switchpoint, Inc.
 - b. Friends of Switchpoint, Inc, leasing the existing facility portion of the property to The Point at Fairpark, LLC; and
 - c. Leasing the new Fairpark Phase III portion of the property to Fairpark Phase 3, LLC, as described in the survey and legal description as provided.

Staff’s recommendation is to approve, subject to the following conditions:

1. Successful completion of an environmental review, using the existing Environmental Review Record or completion of a new review, if determined to be necessary by OWHLF or HUD.
2. Approval of the request by HUD.
3. The original loan and contract terms for the Point at Fairpark (existing facility portion) remain unchanged, except as necessary to effect the changes in ownership.”

[03:46] After Mr. Murphy’s summary the board asked about the communications currently taking place with HUD about this project, they also asked how the financials would be impacted.

Representing the project on the call was Jeff Quayle. Mr. Quayle answered additional logistical questions from the board.

Following the board's questions Chairwoman Holbrook read the motion the counsel to the board had prepared. She said, *"I would like to entertain a motion to approve the request submitted by the applicant, Friends of Switchpoint, Inc., as recommended by staff, by authorizing and consenting to the following:*

- 1. The conveyance of ownership of the Entire Property from The Point at Fairpark, LLC to Friends of Switchpoint, Inc.*
- 2. Friends of Switchpoint, Inc., as lessor, leasing (a) the Existing Facility portion of the property to The Point at Fairpark, LLC; and (b) the new Fairpark Phase 3 portion of the property to Fairpark Phase 3, LLC, as such properties are described in the survey and legal descriptions provided by the applicant.*
- 3. The Fairpark Phase Three portion of the property be released from the existing OWHLF Trust Deed by reconveying that portion of the property.*

With approval subject to the following conditions:

- 1. Successful completion of an environmental review, using the existing Environmental Review Record or completion of a new review if determined to be necessary by OWHLF and HUD.*
- 2. Approval of the request by HUD.*
- 3. The original loan and contract terms for The Point at Fairpark (Existing Facility portion) remain unchanged, except as necessary to effect the changes in ownership."*

Board member Steven Bond made the motion to approve and board member Tyler Jensen seconded the motion. The motion was passed with a roll call vote. Affirmative votes were made by Chairwoman Beth Holbrook, board members Representative Logan Monson, Kaitlin Myers, Mike Glenn, Kip Paul, Tyler Jensen, and Steven Bond. Board member Jason Wheeler was recused. There were no negative votes. Absent from the vote were board members John Lindsay, Marty Henrie, Jed Nilson, and David Snow.

IV. Next Quarterly Board Meeting: February 12, 2026

Adjourn: A motion to adjourn was made by Representative Logan Monson and seconded by Mike Glenn.

Meeting minutes submitted by Janell Quiroz

Meeting minutes approved: _____