



**Minutes of the  
Millcreek Community Reinvestment Agency  
April 13, 2026  
7:00 p.m.  
Regular Meeting**

The Community Reinvestment Agency of Millcreek, Utah, met in a regular public meeting on April 13, 2026, at City Hall, located at 1330 E. Chambers Avenue, Millcreek, Utah 84106.

**PRESENT:**

**Board Members**

Cheri Jackson, Chair  
Silvia Catten  
Thom DeSirant  
Nicole Handy  
Bev Uipi

**City Staff**

Mike Winder, City Manager  
Elyse Sullivan, Agency Recorder  
Kurt Hansen, Facilities Director  
John Brems, City Attorney  
Francis Lilly, Assistant City Manager

**Attendee:** Russ Sorensen

**REGULAR MEETING: 7:00 p.m.**

**TIME COMMENCED: 10:24 p.m.**

Chair Jackson called the meeting to order.

**1. Discussion and Consideration of Resolution 26-02, Approving a Participation Agreement with MC29 Development LLC**

Mike Winder presented the resolution which consists of 23 owner-occupied condominium units on Villa Vista Avenue. He explained that the project is located immediately west of a previously approved owner-occupied townhome development by the same developer at the corner of Villa Vista Avenue and Richmond Street. The participation agreement is contingent upon approval of a forthcoming development agreement, which is expected to come before the Council next month, while the project is also scheduled for Planning Commission review that week.

Winder highlighted that the project financing is being facilitated through Utah Housing Corporation in partnership with the State of Utah's first-time homebuyer assistance program, providing eligible buyers with \$20,000 in down payment assistance per unit. Under the proposed agreement, the Community Reinvestment Agency (CRA) would contribute up to \$50,000 per unit to the developer to help bridge the financial gap between market conditions and project feasibility. He emphasized that the CRA's funding structure is entirely performance-based, with no funds disbursed until construction milestones are independently verified by Utah Housing Corporation inspectors. Upon verification and reimbursement by the housing corporation, the CRA would provide its corresponding matching contribution, with funding capped at \$50,000

per unit. Winder noted this structure provides accountability while supporting project financing and advancing affordable homeownership opportunities.

Chair Jackson and Board Member DeSirant expressed enthusiasm for affordable housing in Millcreek Common.

Russ Sorensen, applicant, spoke about the importance of community education and public perception regarding the proposed housing project, noting that during a recent open house, several residents mistakenly characterized the development as low-income housing. He emphasized that the project is intended to provide attainable homeownership opportunities for working individuals and families who meet income qualification requirements, generally in the \$60,000 to \$70,000 annual income range. Sorensen stressed that the target buyers are local, productive members of the community, such as young families and first-time homebuyers, who are seeking an opportunity to establish homeownership and build equity over time. He expressed hope that the city can help shift the public narrative from viewing the project as low-income housing to recognizing it as attainable housing, highlighting that the success of this model could support similar developments on other small parcels in Millcreek and further expand homeownership opportunities within the community.

**Board Member DeSirant moved to approve Resolution 26-02, Approving a Participation Agreement with MC29 Development LLC. Board Member Handy seconded. The Recorder called for the vote. Board Member Catten voted yes, Board Member DeSirant voted yes, Board Member Handy voted yes, Board Member Uipi voted yes, and Chair Jackson voted yes. The motion passed unanimously.**

**2. Approval of March 29, 2026 Meeting Minutes**

**Board Member DeSirant moved to approve the March 29, 2026 Meeting Minutes. Board Member Uipi seconded. Chair Jackson called for the vote. Board Member Catten voted yes, Board Member DeSirant voted yes, Board Member Handy voted yes, Board Member Uipi voted yes, and Chair Jackson voted yes. The motion passed unanimously.**

**ADJOURNED: Board Member DeSirant moved to adjourn the meeting at 10:33 p.m. Board Member Uipi seconded. Chair Jackson called for the vote. Board Member Catten voted yes, Board Member DeSirant voted yes, Board Member Handy voted yes, Board Member Uipi voted yes, and Chair Jackson voted yes. The motion passed unanimously.**

APPROVED: Cheri Jackson Date 5/11/26  
Cheri Jackson, Chair

Attest: Elyse Sullivan  
Elyse Sullivan, Agency Recorder