



**Minutes of the
Millcreek Community Reinvestment Agency
May 11, 2026
7:00 p.m.
Regular Meeting**

The Community Reinvestment Agency of Millcreek, Utah, met in a regular public meeting on May 11, 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 (electronic)

City Staff

Mike Winder, City Manager
Elyse Sullivan, Agency Recorder
Kurt Hansen, Facilities Director
John Brems, City Attorney
Lisa Dudley, HR-Finance Director

Attendees: None

REGULAR MEETING: 7:00 p.m.

TIME COMMENCED: 8:50 p.m.

Chair Jackson called the meeting to order.

1. Public Hearing to Consider Amending the Fiscal Year 2025-2026 CRA Budget

Lisa Dudley explained that the CRA budget amendments apply to several project areas: Fund 201 (Millcreek City Center), Fund 202 (West Millcreek), Fund 203 (Woodland Avenue), and Med Tech (205). These amendments are tied to the actual tax revenue received and to transactions calculated as a percentage of the tax increment. She also noted that the final CRA sub-fund is the aggregate housing fund, which had been discussed previously. Under the funding structure, 5% of the project-area revenues is returned to the general fund, while 15% allocated for housing is transferred to the aggregate housing fund.

Board Member DeSirant moved to open the public hearing. Board Member Catten 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.

There were no comments.

Board Member DeSirant moved to close the public hearing. 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. Discussion and Consideration of Resolution 26-03, Amending the Community Reinvestment Agency (CRA) Annual Budget for the Fiscal Year Beginning July 1, 2025, and Ending June 30, 2026

Board Member DeSirant moved to approve Resolution 26-03, Amending the Community Reinvestment Agency (CRA) Annual Budget for the Fiscal Year Beginning July 1, 2025, and Ending June 30, 2026. 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.

3. Discussion and Consideration of Resolution 26-04, Acknowledging Receipt of the Community Reinvestment Agency (CRA) Tentative Budget on May 11, 2026; and Tentatively Adopting the Tentative Budget for the Fiscal Year Beginning July 1, 2026, and Ending June 30, 2027

Lisa Dudley reviewed the CRA tentative budgets found on pages 39–48 of the budget book distributed that evening, noting that page 39 provides a consolidated summary of all CRA project areas and the aggregate housing fund, with detailed budgets for each fund in the following pages. She highlighted that the final pages (46–48) contain interfund debt service, or amortization, schedules. Dudley explained that the West Millcreek project area has been active the longest and has historically generated the cash flow used to support other CRA areas, especially the Millcreek City Center, which has significant debt service and improvement costs but is only now beginning to generate sufficient tax increment to cover its own expenses. As a result, interfund loans have been made from West Millcreek to the City Center and, in smaller amounts, to other project areas. These loans are structured with 10-year repayment schedules, showing both the borrowings and repayments. She added that the Med Tech project area does not require interfund loans because its tax increment is strong enough to cover its obligations, including a \$100,000 annual payment for 10 years to St. Mark's Hospital. However, until the other project areas' interfund loans are fully repaid and their own tax increments increase, those loans will continue to be carried and monitored, with adjustments made as needed in future years.

Board Member Handy moved to approve Resolution 26-04, Acknowledging Receipt of the Community Reinvestment Agency (CRA) Tentative Budget on May 11, 2026; and Tentatively Adopting the Tentative Budget for the Fiscal Year Beginning July 1, 2026, and Ending June 30, 2027. Board Member DeSirant 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 April 13, 2026 Meeting Minutes

Board Member DeSirant moved to approve the April 13, 2026 Meeting Minutes. Board Member Catten 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 8:56 p.m. Board Member Handy 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:  Date 6/8/26
Cheri Jackson, Chair

Attest: 
Elyse Sullivan, Agency Recorder