



**Minutes of the
Millcreek Community Reinvestment Agency
June 8, 2026
7:00 p.m.
Regular Meeting**

The Community Reinvestment Agency of Millcreek, Utah, met in a regular public meeting on June 8, 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: Kristian Buchman

REGULAR MEETING: 7:00 p.m.

TIME COMMENCED: 9:12 p.m.

Chair Jackson called the meeting to order.

1. Public Hearing to Consider the Fiscal Year 2026-2027 Tentative Budget

Lisa Dudley noted no changes from the previous meeting, just the changes to the General Fund and the CIP discussed during council meeting.

Board Member DeSirant moved to open the public hearing. 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.

Kristian Buchman asked what the CRA is.

Chair Jackson provided an overview of the city's Community Reinvestment Agency (CRA) and explained that Millcreek currently has four active community reinvestment areas, including West Mill Creek, the City Center area, the area surrounding St. Mark's Hospital, and another designated project area. She explained that these geographically defined areas utilize tax increment financing as a tool to encourage redevelopment and fund necessary infrastructure improvements. Under this mechanism, participating taxing entities agree to allocate a portion of the increase in property tax revenue generated by rising property values

within the project area. The taxing entities continue to receive their historical property tax revenues, while a portion of the new tax increment created by redevelopment is used to support infrastructure, public improvements, affordable housing, and other project-related needs. Chair Jackson noted that the tax increment funds are accounted for separately through individual CRA budgets for each project area. She further explained that CRA project areas are subject to statutory time limits, generally lasting up to 25 years. Using the West Mill Creek project area as an example, she noted that it was established prior to incorporation and is now approaching the midpoint of its lifespan, with the city beginning to realize the benefits of the redevelopment and investment that has occurred within the area.

Board Member DeSirant noted other cities refer to the entity as redevelopment agencies.

Lisa Dudley explained that each CRA project area maintains its own separate budget, including the Millcreek Center, West Mill Creek, Woodland Avenue, Olympus Hills, and Med Tech project areas. She noted that the city also established an Aggregate Housing Fund to simplify tracking and management of housing-related revenues. Dudley explained that state law requires each project area to allocate a designated percentage of its tax increment revenues toward housing, and those funds are transferred into the Aggregate Housing Fund to ensure they remain distinct from other project area revenues and expenditures. She added that the required housing contribution percentage varies by project area. Dudley further reviewed the projected fund balance roll-forwards for each CRA project area and the Aggregate Housing Fund, noting that all funds remain in a healthy financial position. The projections reflect estimated year-end balances based on the assumption that revenues are collected and expenditures occur as outlined in the Fiscal Year 2027 budget.

Mike Winder informed the board that staff is planning a detailed discussion during the August 10 city council work meeting regarding the city's housing-related funds. He explained that the presentation will include an overview of the sources of the funds, projections for future revenues, and potential projects that could be funded to address affordable and attainable housing needs within the community. Winder noted that staff will seek council feedback on proposed strategies and priorities to ensure the city is pursuing an appropriate approach. He added that the same work session will include the most current financial and project data available to support the discussion and future planning efforts.

Board Member DeSirant moved to close the public hearing. 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.

2. Approval of May 11, 2026 Meeting Minutes

Board Member DeSirant moved to approve the May 11, 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 9:19 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: Cheri Jackson Date 6/22/24
Cheri Jackson, Chair

Attest: Elyse Sullivan
Elyse Sullivan, Agency Recorder