

**Wasatch County Housing Authority Board Meeting Minutes
25 N Main St., Council Chambers, Heber City, UT 84032
Monday, December 15, 2025 5:00 p.m.**

Board Members Present

Kendall Crittenden, Chairman
Alese Overly - late
Todd Anderson
Brenda Christensen
Kent Shelton
Kevin Payne

Others Present

Jeffery M Bradshaw, Exec Dir
Amy Anderson, Secretary

Excused:

Sid Ostergaard

Visitors

Josh Barnes - The Slope
Marcus Stevenson - Garbett Homes
Jacob Ballstaedt - Garbett Homes
Jason Gliddon - MCHT
Angelica Espinoza - MCHT

WELCOME

APPROVAL OF THE MINUTES

Kendall welcomed all to the meeting at 5:04 p.m. Sid Ostergaard is excused and we are hoping Alese Waverly makes it. Kent made a motion to approve the November meeting minutes. Kevin seconded it. All were in favor.

HOUSING DEVELOPMENT ACTIVITY:

Garbett Homes-Jacob Ballstaedt: This project is in the Jordanelle Basin. They have been trying to decide what to do with this property which they are calling The Hollows. Currently, they are exploring the option of "workforce housing." Slopeside (housing parcel in Park City that has inspired them) is also workforce housing that was built dormitory style. They would like to gear their parcel to be workforce housing because adjacent hotels, ski

resorts, etc -- they all need workforce housing. These businesses (hotels) are looking for a "master lease" concept for their employees so it could be filled with employees year-round. MIDA development is exploring options and other employees are looking for shuttle options for their employees. Kevin asked how they were going to finance the project? Jacob said that they were planning on getting a loan from a bank. Although it would be geared toward workforce housing, they don't see that they would exclude any other kind of tenants. Alese asked how long the individual leases would be? They have not created the exact plan and model, but they are just gathering information to create a product that employers will want. They feel that this model works well for the seasonal employee. Kevin asked what they are looking for from WCHA? They currently have another project in Wasatch County and would like to apply fee-in-lieu of payments paid for The Point to be applied to this new project--The Hollows-- because they would be making the entire project more affordable instead of the required minimum affordable units. Kendall feels like their "ask" is something that should be requested at the MDA (master development agreement) level with the County. Kendall will visit with Doug (Wasatch planning) to see what he will need to do, but the agreement has to be with the jurisdiction where the development is being built. Kendall told them that we didn't have the "authority" to make decisions for the master plan agreement that they have with their individual jurisdictions. Jacob would like to know what WCHA uses the money for & they would potentially need additional financial support from us. Is there some other way that this Board could provide assistance for their project? Jeff gave a brief overview of current funds and Kevin confirmed that there is no more than \$3MIL for any given project and felt that this figure would not amount to much for such a large project.

The Slope - Multi-family homes - Josh Barnes: Josh Barnes showed the Board the site plan that will be submitted to Heber City (named Harvest Village). They have kept 6 acres of the Harvest Village Development for family housing (non-commercial). They are looking at affordable housing requirements and wanted the Board to see what their plan entails. Their development company is operated by a private family company called Mountain States Properties. The development will consist of 136 total units with 45 of those being affordable units. Financing will be via construction loan. Alex was the main presenter. They are not looking for any financing from WCHA. They are working to have an 80% AMI price point as that is what is in the master development agreement requirement with Heber City. They will be working with Heber City for final approval. They will be doing the rental management of the 3 story apartments and MCHT (who WCHA contracts with) will be doing an annual audit to ensure that the affordable

housing requirement is being met. They are looking for a letter of recommendation from WCHA to Heber City.

DAL Applicants:

None

FINANCIAL REPORT:

Jeff passed out the financials and gave an overview. The CROWN program has finished & will close out in December. Expenses for the month are Bradshaw Smith and The Hartford. Kevin made a motion to approve the November financials & expenses. Brenda seconded it. All were in favor.

DELINQUENT LOANS:

None

OTHER BUSINESS:

Martin Luther King day is the next meeting. Is everyone ok with that? We are still good to have it January 19th

ADJOURNMENT:

Brenda made a motion to adjourn. Alese seconded it. The time is 6:25 p.m.

Next Board Meeting will be held on Monday, December 19, at 5:00 p.m. at 25 N Main St. Room 104 Heber City, UT 84032