

Wasatch County Housing Authority Board Meeting Minutes
25 N Main St., Council Chambers, Heber City, UT 84032
Monday, April 27, 2026 5:00 p.m.

Board Members Present

Kendall Crittenden, Chairman
Kent Shelton
Brenda Christensen
Morgan Murdock
Alese Overly
Sid Ostergaard
Kevin Payne

Others Present

Jeffery M Bradshaw, Exec Dir
Amy Anderson, Secretary

Visitors

Jason Gliddon - MCHT
Angelica Espinosa - MCHT
Marc Fletcher -
Nick Frost - Rosing Davidson Frost

WELCOME

APPROVAL OF THE MINUTES

Kendall welcomed all to the meeting at 5:04 p.m. Kent made a motion to approve the March meeting minutes. Morgan seconded it. All were in favor.

HOUSING DEVELOPMENT ACTIVITY:

Marc Fletcher -

Marc has two twin-homes (Madison Meadows) off of Southfield Road that are deed restricted and he is renting them for \$2600 which is at the required 80% AMI. He received two bonus units (density) that was allowed by providing the additional affordable housing. He is wanting to sell the units that are deed restricted, waiting a year to market them. He is asking for an option to do the fee-in-lieu if the property is sold instead of keeping the units deed restricted. Units are 5 bedroom 3.5 bath 2700 square feet -- which is just too large to fit into the affordable housing mold and he is having difficulty paying the mortgages because he can't collect enough rent.

Kevin said that he feels that the fee-in-lieu paid in the past (\$28K or even \$35K) has not truly been representative of the affordable housing that can be captured with that fee-in-lieu. Kent asked about what happens to the density bonus that was agreed upon because they already have that benefit? Sid said he would have to come back to Heber City to amend the master plan development agreement and we couldn't provide any approval on this issue. Nick said that Heber City puts together the agreement and the developer comes to this body (WCHA Board) to get a recommendation. Nick mentioned that we are flexible/negotiable to changing the AMI if that needs to happen. Kevin feels that AMI at 80% in Heber City is NOT affordable-it is more like market rate. Kendall agrees that fee-in-lieu would not replace it and that this Board would not likely be in favor of replacing a fee-in-lieu. Alese suggested that he get creative on ideas on how to fix his problem. The Board gave Marc a few ideas to go to Heber City with as they will be the body that makes the decision.

Legal Matters - Nick

Nick talked to Mary Manley about replacing him and Mary has decided to decline the offer because she has too much on her plate. Nick's personal practice of the law has been reduced by 80% and he is maintaining about 20% of his clients and he is willing to keep WCHA as part of his 20%. Nick feels that we have to figure out what we are doing with other entities, and we need to define what WCHA's purpose is now. Our County records need to be updated to Jeff's new business address and this will require quite a bit of administrative work because an amendment to all the deed restrictions to a permanent mailing address will need to be done. Jeff said his office could handle additional administrative work for WCHA to get the address updates in order. Nick said he would get with Jeff on this. Notifications also mentioned that notices need to be sent out to all the for-sale deed restrictions so that we don't exceed the maximum re-sale price. Jeff's office can assist with this as well. Amy will coordinate a meeting with Nick, Jeff & Kendall to go over these administrative things.

Sahale Development - Jeff

Jeff let the Board know that we received a check for \$72,800 for Sahale Development. We are still trying to determine what this development is and we will be researching it further.

DAL Applicants:

None

FINANCIAL REPORT:

Jeff went over the March financials including the Prestige financials. Brenda made a motion to approve the financials & expenses. Sid seconded it. All were in favor.

DELINQUENT LOANS:

None

OTHER BUSINESS:

Sid passed out an invitation to Affordable Housing 101 by Mountainlands Community Housing Trust--most likely this "class" will be during Heber City work session hours - once per month. Dates are not finalized out. Kevin indicated that July 7 & Aug 18 are preferred dates for him.

Kendall passed out a Wasatch Community Foundation handout. There is a luncheon regarding affordable housing on May 21. They need an RSVP by May 19th. Just wanted the Board to know that they are invited.

ADJOURNMENT:

Sid made a motion to adjourn. Kevin seconded it. The time is 6:05 p.m.

Next Board Meeting will be held on Monday, May 18, 2026, at 5:00 p.m. at 25 N Main St. Room 104 Heber City, UT 84032