

Wasatch County Housing Authority Board Meeting Minutes
25 N Main St., Room 104, Heber City, UT 84032
Monday, July 20, 2026 5:00 p.m.

Board Members Present

Kendall Crittenden, Chairman
Kent Shelton
Sid Ostergaard
Alese Overly - left early at 5:50 p.m.
Morgan Murdock - late 5:10

Others Present

Jeffery M Bradshaw, Exec Dir
Amy Anderson, Secretary

Visitors

Jason Gliddon - MCHT
Angelica Espinoza - MCHT
Matt Krambule - J. Fisher
Jake Wood - J. Fisher

Excused

Brenda Christensen
Kevin Payne

WELCOME

APPROVAL OF THE MINUTES

Kendall welcomed all to the meeting at 5:05 p.m. Sid made a motion approve the June minutes. Morgan seconded it. All were in favor.

HOUSING DEVELOPMENT ACTIVITY:

Jake Wood from J. Fisher Companies - started their affordable housing development 10 years ago. They have targeted Wasatch County as a place that needs more affordable housing. They have previously presented to Heber City. They are looking to partner/collaborate with WCHA to develop future affordable housing in the County. They presented a few case studies of previous affordable housing projects that they have developed. Projects have been feasible due to land contributions, bridge financing, and other collaborations that make their affordable housing projects possible.

They are coming to WCHA because they have an upcoming project in Heber City - East of US 40 (by Sawmill Development) where they are under contract for the land. They have been working closely with Heber City to find the correct parcel. They are hoping to be in the 175-200 unit project range with covered carports. Project will be a mix of 3 & 4 story buildings, a possible daycare, and other outdoor offerings. Alese asked about how to meet the needs of people with bigger vehicles, work trucks, etc because often these developments end up not having adequate parking. They are working on the total parameter and there have been no official agreements with Heber City yet. They are working to find solutions for many items that will make a development project more difficult here such as soft-dollar loans, impact fees, water shares, zoning, etc. They are coming to WCHA to introduce themselves and get some feedback & ideas on creating a project that is needed in the community. They will be back in the future when they have a more specific partnership request.

Jeff gave an overview of the Utah Housing Coalition Housing Matters Conference at Zermatt at the end of August. Jeff invited all the Board members to attend. Amy will send out an email to invite all Board members tomorrow. Jason suggests that the Tuesday of the conference will be the best day to come. It will be \$250 per day or \$500 for the entire conference.

DAL Applicants: NONE

FINANCIAL REPORT:

Jeff went over the June financials & expenses. Prestige financials were included. Expenses included Bradshaw Smith, MCHT, Elevated Business marketing for their annual domain invoice, and Great American Financial for the annual liability insurance premium. Update on the bank signatory cards -- only requirement is that Kendall & Jeff sign the card. The other Board members can sign checks but they don't have to sign a card. Sid made a motion to approve the financials & expenses. Kent seconded it. All were in favor.

DELINQUENT LOANS:

None

OTHER BUSINESS:

Jason said that MCHT is working on an online application tool for applications for affordable housing along the Wasatch Back -- looking to cut down application times for users. They will be coming back next month with a formal funding request.

Jason also announced that the July 31st Market on Main is going to be sponsored by MCHT and they will be promoting affordable housing. Park City Board of Realtors has provided the funding for the sponsorships and will be asking for donations for affordable housing that night.

Jason announced that on August 11th MCHT will have two open houses/ribbon cuttings at Parkview Place for two projects that are finishing at the same time. One for the Crown Project with 55% AMI requirement (11:00 a.m.) with the Self-Help Homes tour will be at 9:30 a.m. Invitations will be sent out so watch your email.

Bids are in for the Housing Needs Assessment so Jason will be meeting with Tony Kohler tomorrow to go over them. Once we select a bid, Jason will bring a formal invoice for their half of the Housing Needs Assessment.

Sid mentioned that our next Housing 101 activity is August 18 at 5:00 at the Heber City building. Steve Waldrip from the Governor's office will be up to discuss the new State initiatives and programs.

ADJOURNMENT:

Sid made a motion to adjourn. Kent seconded it. The time is 6:20 p.m.

Next Board Meeting will be held on Monday, August 17, 2026, at 5:00 p.m. at 25 N Main St. Room 104 Heber City, UT 84032