

CITY OF NORTH SALT LAKE  
REDEVELOPMENT AGENCY MEETING  
ANCHOR LOCATION: CITY HALL  
10 EAST CENTER STREET, NORTH SALT LAKE  
JANUARY 21, 2025

**FINAL**

Chair Brian Horrocks called the meeting to order at 8:47 p.m.

PRESENT: Chair Brian Horrocks  
Board Member Lisa Watts Baskin  
Board Member Tammy Clayton  
Board Member Suzette Jackson  
Board Member Ted Knowlton  
Board Member Alisa Van Langeveld

STAFF PRESENT: Ken Leetham, City Manager; David Frandsen, Assistant City Manager; Heidi Voordeckers, Finance Director; Jon Rueckert, Public Works Director; Sherrie Pace, Community Development Director; Craig Black, Police Chief; Karyn Baxter, City Engineer; Todd Godfrey, City Attorney; Wendy Page, City Recorder.

OTHERS PRESENT: Dee Lalliss, resident; Angela Hansen, Amy Barnett, DBP LLC.

1. ELECTION OF CHAIR AND VICE CHAIR FOR THE REDEVELOPMENT AGENCY  
FOR CALENDAR YEAR 2025

**Board Member Van Langeveld moved to nominate Brian Horrocks as Chair and Lisa Baskin as Vice Chair. Board Member Clayton seconded the motion. The motion was approved by Board Members Baskin, Clayton, Horrocks, Jackson, Knowlton, and Van Langeveld.**

Chair Horrocks questioned the \$2 million in unrestricted funds in the RDA fund and if those funds could be utilized. Heidi Voordeckers replied that a portion of that was committed to future debt service for Hatch Park. She noted there was \$900,000 in the low income housing fund available for consideration.

## 2. MODERATE INCOME HOUSING FUNDS

Sherrie Pace reported on the use of the affordable housing funds that were set aside for the use in support of income targeted housing. She shared options on facilitating a program to use those funds. She reiterated that there was \$900,000 in funds which would continue to accrue from the Highway 89 and the Redwood Road RDAs. She noted that ten percent of what was collected from the RDAs had to be set aside for moderate income housing including the cost of land, cost to rehabilitate housing, lend to a person or entity building targeted housing, address any impediments to developing moderate income housing, replace housing lost by an RDA project, make payments or establish a reserve fund for bonds, relocate mobile home park residents displaced by development, or contribute to a housing authority or private non-profit for targeted housing in the County.

Ms. Pace reviewed a proposal from DBP LLC to build senior housing that would meet the area median income (AMI) level for Davis County at 60% AMI or lower. She explained that the 2024 HUD AMI income level of 60% would be \$46,000 individual or \$61,850 couple. She said the funding for this project would be through private activity bonds, federal and state low income housing credits, and gap financing (RDA funds). She mentioned the project estimate was \$35 to \$45 million to build with a request of \$580,000 in RDA funds.

Sherrie Pace explained that to qualify for state and federal credits the project must remain affordable for 40 years. She said the property was located on Redwood Road and the property owner requested a 50 year lease agreement. She explained that the property owners would like to see something meaningful built on the property. She noted that Spectrum Academy leased the rear half of the property which would require an agreement to share parking between the proposed housing and Spectrum. She then shared proposed layouts of the project with two buildings and access onto Cutler Drive and Redwood Road.

Ms. Pace explained that the income and age restrictions would remain in place for the 50 year period. She said staff toured a similar project in Murray for seniors which had single or double occupancy.

Board Member Van Langeveld asked about the allowance of family members that did not meet the age restriction. Sherrie Pace replied that the operation plan would be part of the development agreement. She noted that these would be rental units and zoning would need to be set before the PAB funding cycle in August.

Sherrie Pace spoke on the Private Activity Board (PAB) and the variables including projects that were approved but unable to obtain additional financing, waiting until the next funding cycle to

qualify, limited funding each year, types of bonds, and approved projects. She mentioned that the request included the funding to be frontloaded to cover engineering costs for building design and site work. She said that Division of Workforce Services cautioned against this in the event the project could not proceed as planned.

Ms. Pace said staff reviewed options for the funds and contacted Davis County Housing Authority who purchased housing and rented them to low income individuals. She shared that funds could be used for Davis County to purchase housing in the City and rent to residents. She noted other options including Neighbor Works, a private housing agency, which could administer a program for the City, as well as a down payment assistance program for low income individuals. She explained that the Department of Workforce Services suggested funding capital stack or grant/loan with a revolving loan account.

Sherrie Pace said the City previously had a Community Development Brock Grant (CDBG) program which was utilized for home improvement grants but was discontinued as the Housing Authority was running a similar program. She noted that as the Housing Authority was no longer running that program the City could apply for CDBG funds to provide home improvement grants again. She mentioned that these RDA funds should be used for separate programs as the CDBG funds could be used for those home improvement grants.

Board Member Jackson shared that she received comments that housing was too expensive in the City and individuals were unable to obtain funding.

Angela Hansen commented that they chose 62 and older to target those who may be looking for affordable housing. She said they were following HUD guidelines which was 62 years old and older.

Chair Horrocks estimated it was \$290,000 per door. Angela Hansen replied it was approximately \$265,000 and \$290,000 per door for construction. She confirmed they would be the developer of the project and may place this under a non-profit that they operated. She said they would not sell the project to maintain affordability. She shared that EMG, with 30 years of affordable housing management, would be the property manager.

Board Member Van Langeveld questioned if other family members would be able to live in the apartments with the senior occupant. Angela Hansen responded that this would be their preference to allow it but would work with the City on this requirement.

Board Member Jackson asked what the monthly rental cost would be. She questioned the proposed number of units. Angela Hansen responded they would not exceed the 60% AMI which would remain the same regardless of inflation. She shared that they estimated 120 to 150 units.

Chair Horrocks mentioned the 50 year lease and if there would be a fund for maintenance. Angela Hansen anticipated that they would definitely need remodel/replacement at 30 years and would refinance at the 12 year mark for remodeling.

Board Member Clayton mentioned capacity and turnover. Angela Hansen anticipated that the units would fill quickly and potentially have a waiting list.

Board Member Baskin questioned if this would become a retirement home. She mentioned ADA and similar requirements for older individuals. Angela Hansen responded that this did not seem to be the case in similar developments. She said that ADA requirements were built into the price.

Sherrie Pace commented that a single person at low income would be under the \$46,000 or a monthly income of \$3,865. She explained to meet the 60% AMI rent could only be 30% of their income or \$1,160 or less including utilities. She mentioned that there were assisted living centers that had similar qualifying programs for low income individuals.

Board Member Knowlton clarified that there were several questions including a policy level of interest in these types of programs and a more specific proposal from DBP LLC. He was in favor of reviewing these types of programs.

Board Member Van Langeveld mentioned that a development like this was counter to the General Plan which leaned towards promoting commercial in this area. She said residents had requested affordable housing for their children and was in favor of homeownership grants rather than more apartments. She preferred an assisted living facility or for purchase housing units.

Chair Horrocks commented that the property owners were not interested in commercial development.

Board Members Jackson and Baskin were in agreement with Board Member Van Langeveld.

Ken Leetham mentioned the City had housing funds available and decisions needed to be made on how to best serve the public with those funds. He spoke on expanding first time home buyer assistance for existing homes and reinvestment in aging neighborhoods.

Sherrie Pace asked for feedback on the proposed project for the senior rentals. Board Members Van Langeveld and Jackson were not interested in this project anywhere in the City. Board Member Knowlton would be interested in meeting the needs of individuals across of the spectrum of low income, home ownership, and rentals. Board Member Baskin commented that housing for seniors was a good idea but was not a priority. She was more interested in providing housing for young families to revitalize the City.

Sherrie Pace summarized the RDA Board was more interested in using the RDA funds to assist first time homebuyers at this time so staff would research programs that could be implemented in the City.

3. APPROVAL OF REDEVELOPMENT AGENCY MEETING MINUTES OF JUNE 18, 2024

The Redevelopment Agency meeting minutes of June 18, 2024 were reviewed and approved.

**Board Member Van Langeveld moved to approve meeting minutes from the RDA meeting on June 18, 2024 as presented. Board Member Jackson seconded the motion. The motion was approved by Board Members Baskin, Clayton, Horrocks, Jackson, Knowlton, and Van Langeveld.**

4. ADJOURN

Chair Horrocks adjourned the meeting at 9:38 p.m.

*The foregoing was approved by the Board of the City of North Salt Lake Redevelopment Agency on June 17, 2025 by unanimous vote of all members present.*

  
\_\_\_\_\_  
Chair

  
\_\_\_\_\_  
Recorder

