



## COMMUNITY REINVESTMENT AGENCY AGENDA

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Tuesday, May 20, 2025, 7:00 PM  
Council Chambers  
1020 E. Pioneer Rd.  
Draper, Utah 84020

### BUSINESS MEETING

1. Call to Order
2. Items for Board Consideration
  - 2.a **Motion: Approval of the May 6, 2025 Community Reinvestment Agency Meeting Minutes**
  - 2.b **Public Hearing: Fiscal Year 2025-2026 Community Reinvestment Agency Tentative Budget**

This is an opportunity for the public to comment on the Fiscal Year 2025-2026 Community Reinvestment Agency Tentative Budget prior to its adoption. Staff report by John Vuyk.
3. **Adjourn to City Council Meeting**

I, the City Recorder of Draper City, certify that copies of this agenda for the **Draper Community Reinvestment Agency** meeting to be held **May 20, 2025**, were posted at Draper City Hall, Draper City website [www.draperutah.gov](http://www.draperutah.gov), and the Utah Public Notice website at [www.utah.gov/pmn](http://www.utah.gov/pmn).



Nicole Smedley, CMC, City Recorder  
Draper City, State of Utah

In compliance with the Americans with Disabilities Act, any individuals needing special accommodations or services during this meeting shall notify Nicole Smedley, City Recorder at (801) 576-6502 or [nicole.smedley@draperutah.gov](mailto:nicole.smedley@draperutah.gov), at least 24 hours prior to the meeting.

# MEMO



To: Community Reinvestment Agency

From:

Date: 2025-05-20

Re: Motion: Approval of the May 6, 2025 Community Reinvestment Agency Meeting Minutes

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Comments:

ATTACHMENTS:

[5-6-25 CRA Draft Minutes.pdf](#)

MINUTES OF THE DRAPER CITY COMMUNITY REINVESTMENT AGENCY MEETING  
HELD ON TUESDAY, MAY 6, 2025, IN THE DRAPER CITY COUNCIL CHAMBERS, 1020  
EAST PIONEER ROAD, DRAPER, UTAH

PRESENT: Chair Troy K. Walker, and Board members Bryn Heather Johnson,  
Tasha Lowery, Fred Lowry, and Marsha Vawdrey

EXCUSED: Mike Green

STAFF PRESENT: Mike Barker, City Manager; Travis DeJong, Business License  
Official; Rich Ferguson, Chief of Police; Traci Gundersen, City  
Attorney; Jennifer Jastremsky, Community Development Director;  
Robert Markle, Public Works Deputy Director; Malena Murray,  
Human Resource Director; Rhett Ogden, Parks and Recreation  
Director; Linda Peterson, Communications Director; Maryann  
Pickering, Planner; Nicole Smedley, City Recorder; Clint Smith,  
Fire Chief; Jake Sorensen, Network Manager; and John Vuyk,  
Finance Director.

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Business Meeting

1. Call to Order
2. Items for Board Consideration
- 2.a Approval of the January 7, 2025 Community Reinvestment Agency  
Meeting Minutes

Boardmember Vawdrey moved to accept the January 7, 2025 Community  
Reinvestment Agency Meeting minutes. Boardmember T. Lowery  
seconded the motion.

A roll call vote was taken. The motion passed unanimously.

|                       | Yes | No | Absent |
|-----------------------|-----|----|--------|
| Boardmember Green     |     |    | X      |
| Boardmember T. Lowery | X   |    |        |
| Boardmember F. Lowry  | X   |    |        |
| Boardmember Johnson   | X   |    |        |
| Boardmember Vawdrey   | X   |    |        |
| Boardmember Walker    |     |    |        |

**2.b Public Hearing: CRA Resolution #25-02, establishing the Community Reinvestment Agency of Draper City Tentative Budget for Fiscal Year 2025-2026 ending June 30, 2026 and setting the public hearing date of May 20, 2025 to receive comment on the Tentative Budget**

Finance Director John Vuyk presented a Community Reinvestment Agency Tentative Budget for FY2026, and said budget adoption was tentatively scheduled for June 3, 2025.

Chair Walker opened a public hearing, and closed the public hearing seeing no one come forward.

Boardmember F. Lowry moved to approved CRA Resolution #25-02 establishing the FY2026 CRA Tentative Budget, and setting a public hearing date of May 20, 2025. Boardmember Vawdrey seconded the motion.

A roll call vote was taken. The motion passed unanimously.

|                       | Yes | No | Absent |
|-----------------------|-----|----|--------|
| Boardmember Green     |     |    | X      |
| Boardmember T. Lowery | X   |    |        |
| Boardmember F. Lowry  | X   |    |        |
| Boardmember Roberts   | X   |    |        |
| Boardmember Vawdrey   | X   |    |        |
| Boardmember Walker    |     |    |        |

**2.c Public Hearing: CRA Resolution #25-03, amending the Community Reinvestment Agency of Draper City Adopted Budget for Fiscal Year 2024-2025**

Mr. Vuyk presented proposed amendments to the FY2025 CRA Budget.

Chair Walker opened a public hearing, and closed the public hearing seeing no one come forward.

Boardmember Vawdrey moved to approved CRA Resolution #25-03. Boardmember Johnson seconded the motion.

A roll call vote was taken. The motion passed unanimously.

|                       | Yes | No | Absent |
|-----------------------|-----|----|--------|
| Boardmember Green     |     |    | X      |
| Boardmember T. Lowery | X   |    |        |
| Boardmember F. Lowry  | X   |    |        |
| Boardmember Roberts   | X   |    |        |
| Boardmember Vawdrey   | X   |    |        |
| Boardmember Walker    |     |    |        |

### 3.0 Adjournment

Boardmember T. Lowery moved to adjourn the CRA meeting and return to regular open Council meeting. Councilmember Vawdrey seconded the motion, which passed by unanimous vote (4-0).

The meeting adjourned at 8:21 pm.

# MEMO



To: Community Reinvestment Agency

From: John Vuyk, Finance Director

Date: 2025-05-20

Re: Public Hearing: Fiscal Year 2025-2026 Community Reinvestment Agency Tentative Budget

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## Comments:

This is an opportunity for the public to comment on the Fiscal Year 2025-2026 Community Reinvestment Agency Tentative Budget prior to its adoption. No action will be taken.

## ATTACHMENTS:

[Tentative Budget CRA FY26 Final.pdf](#)

**COMMUNITY REINVESTMENT AGENCY OF  
DRAPER CITY  
TENTATIVE BUDGET  
FISCAL YEAR ENDING JUNE 30TH 2026**



CITY OF DRAPER, UTAH

# Community Reinvestment Agency Tentative Annual Budget

Fiscal Year Ending June 30, 2026

Prepared by:  
DRAPER CITY FINANCE DEPARTMENT



Draper City, UT

## Tentative Budget

Community Reinvestment Agency  
For Fiscal Year Ending June 30, 2026

| Classification                             | 2022-2023      |              | 2023-2024      |              | 2024-2025                |              | 2024-2025  |               | 2025-2026      |               |  |
|--------------------------------------------|----------------|--------------|----------------|--------------|--------------------------|--------------|------------|---------------|----------------|---------------|--|
|                                            | Total Activity |              | Total Activity |              | YTD Activity Through Adj |              | FY25 Final |               | FY26 Tentative |               |  |
| Revenue                                    |                |              |                |              |                          |              |            |               |                |               |  |
| 3110 - Property Tax Current                | \$             | 7,776,352.00 | \$             | 8,133,073.00 | \$                       | 8,169,906.00 | \$         | 7,933,400.00  | \$             | 7,661,900.00  |  |
| 3340 - Inter Governmental Property Tax     | \$             | -            | \$             | -            | \$                       | -            | \$         | -             | \$             | -             |  |
| 3610 - Interest Earnings                   | \$             | 605,533.31   | \$             | 1,113,594.18 | \$                       | 813,707.17   | \$         | 800,000.00    | \$             | 923,000.00    |  |
| 3690 - Other Misc Revenue                  | \$             | (5,641.10)   | \$             | 103,298.51   | \$                       | 39,210.93    | \$         | -             | \$             | -             |  |
| 3710 - Interfund Transfers                 | \$             | -            | \$             | 349,768.00   | \$                       | -            | \$         | -             | \$             | -             |  |
| 3720 - Bonds & Other Proceeds              | \$             | -            | \$             | -            | \$                       | -            | \$         | -             | \$             | -             |  |
| 3740 - Fund Balance Appropriation          | \$             | -            | \$             | -            | \$                       | -            | \$         | 3,590,200.00  | \$             | 3,713,000.00  |  |
| Total Revenue:                             | \$             | 8,376,244.21 | \$             | 9,699,733.69 | \$                       | 9,022,824.10 | \$         | 12,323,600.00 | \$             | 12,297,900.00 |  |
| Expense                                    |                |              |                |              |                          |              |            |               |                |               |  |
| 6110 - Professional & Technical            | \$             | 11,496.31    | \$             | 11,003.67    | \$                       | 18,705.55    | \$         | 3,187,400.00  | \$             | 332,500.00    |  |
| 6130 - Agreement                           | \$             | 4,156,725.86 | \$             | 4,740,034.33 | \$                       | 3,985,161.05 | \$         | 6,042,600.00  | \$             | 9,185,500.00  |  |
| 6190 - Other General & Contracted Services | \$             | -            | \$             | -            | \$                       | -            | \$         | -             | \$             | -             |  |
| 6390 - Other Operational Expenses          | \$             | 423,701.49   | \$             | 464,441.00   | \$                       | 509,351.00   | \$         | 446,700.00    | \$             | 470,000.00    |  |
| 6850 - Bond Obligations                    | \$             | 619,703.37   | \$             | 618,947.40   | \$                       | 618,971.00   | \$         | 619,100.00    | \$             | -             |  |
| 6910 - Interfund Transfers                 | \$             | 500,392.50   | \$             | 2,998,012.83 | \$                       | 462,456.00   | \$         | 599,800.00    | \$             | 2,309,900.00  |  |
| 6930 - Fund Balance Contribution           | \$             | -            | \$             | -            | \$                       | -            | \$         | 1,428,000.00  | \$             | -             |  |
| Total Expense:                             | \$             | 5,712,019.53 | \$             | 8,832,439.23 | \$                       | 5,594,644.60 | \$         | 12,323,600.00 | \$             | 12,297,900.00 |  |
| Report Total:                              | \$             | 2,664,224.68 | \$             | 867,294.46   | \$                       | 3,428,179.50 | \$         | -             | \$             | -             |  |



Draper City, UT

# Tentative Budget

Community Reinvestment Agency  
For Fiscal Year Ending June 30, 2026

| Classification                                     | 2022-2023<br>Total Activity | 2023-2024<br>Total Activity | 2024-2025<br>YTD Activity<br>Through Adj | 2024-2025<br>FY25 Final | 2025-2026<br>FY26 Tentative |
|----------------------------------------------------|-----------------------------|-----------------------------|------------------------------------------|-------------------------|-----------------------------|
| <b>Revenue</b>                                     |                             |                             |                                          |                         |                             |
| 3110 - Property Tax Current                        | \$ 7,776,352.00             | \$ 8,133,073.00             | \$ 8,169,906.00                          | \$ 7,933,400.00         | \$ 7,661,900.00             |
| 3340 - Inter Governmental Property Tax             | \$ -                        | \$ -                        | \$ -                                     | \$ -                    | \$ -                        |
| 3610 - Interest Earnings                           | \$ 605,533.31               | \$ 1,113,594.18             | \$ 813,707.17                            | \$ 800,000.00           | \$ 923,000.00               |
| 3690 - Other Misc Revenue                          | \$ (5,641.10)               | \$ 103,298.51               | \$ 39,210.93                             | \$ -                    | \$ -                        |
| 3710 - Interfund Transfers                         | \$ -                        | \$ 349,768.00               | \$ -                                     | \$ -                    | \$ -                        |
| 3740 - Fund Balance Appropriation                  | \$ -                        | \$ -                        | \$ -                                     | \$ 3,590,200.00         | \$ 3,713,000.00             |
| <b>Total Revenue:</b>                              | <b>\$ 8,376,244.21</b>      | <b>\$ 9,699,733.69</b>      | <b>\$ 9,022,824.10</b>                   | <b>\$ 12,323,600.00</b> | <b>\$ 12,297,900.00</b>     |
| <b>Expense</b>                                     |                             |                             |                                          |                         |                             |
| <b>Division: 26110 - CDRA Admin</b>                |                             |                             |                                          |                         |                             |
| 6110 - Professional & Technical                    | \$ 1,496.31                 | \$ -                        | \$ 4,682.55                              | \$ -                    | \$ -                        |
| 6910 - Interfund Transfers                         | \$ 76,225.00                | \$ -                        | \$ -                                     | \$ -                    | \$ -                        |
| <b>Total Division: 26110 - CDRA Admin:</b>         | <b>\$ 77,721.31</b>         | <b>\$ -</b>                 | <b>\$ 4,682.55</b>                       | <b>\$ -</b>             | <b>\$ -</b>                 |
| <b>Division: 26111 - West Freeway</b>              |                             |                             |                                          |                         |                             |
| 6110 - Professional & Technical                    | \$ -                        | \$ 57.00                    | \$ 1,875.00                              | \$ 5,100.00             | \$ 5,200.00                 |
| 6930 - Fund Balance Contribution                   | \$ -                        | \$ -                        | \$ -                                     | \$ 9,900.00             | \$ -                        |
| <b>Total Division: 26111 - West Freeway:</b>       | <b>\$ -</b>                 | <b>\$ 57.00</b>             | <b>\$ 1,875.00</b>                       | <b>\$ 15,000.00</b>     | <b>\$ 5,200.00</b>          |
| <b>Division: 26112 - Sand Hills</b>                |                             |                             |                                          |                         |                             |
| 6110 - Professional & Technical                    | \$ 2,500.00                 | \$ 539.00                   | \$ 1,875.00                              | \$ 75,600.00            | \$ 75,800.00                |
| 6130 - Agreement                                   | \$ -                        | \$ -                        | \$ -                                     | \$ -                    | \$ -                        |
| 6390 - Other Operational Expenses                  | \$ 65,009.85                | \$ 70,679.00                | \$ 93,563.00                             | \$ 62,800.00            | \$ 70,000.00                |
| 6910 - Interfund Transfers                         | \$ 3,367.50                 | \$ 2,533,982.83             | \$ -                                     | \$ 178,900.00           | \$ 1,490,000.00             |
| 6930 - Fund Balance Contribution                   | \$ -                        | \$ -                        | \$ -                                     | \$ 207,000.00           | \$ -                        |
| <b>Total Division: 26112 - Sand Hills:</b>         | <b>\$ 70,877.35</b>         | <b>\$ 2,605,200.83</b>      | <b>\$ 95,438.00</b>                      | <b>\$ 524,300.00</b>    | <b>\$ 1,635,800.00</b>      |
| <b>Division: 26113 - Crescent</b>                  |                             |                             |                                          |                         |                             |
| 6110 - Professional & Technical                    | \$ 2,500.00                 | \$ 1,553.00                 | \$ 1,875.00                              | \$ 71,800.00            | \$ 77,000.00                |
| 6130 - Agreement                                   | \$ -                        | \$ -                        | \$ -                                     | \$ -                    | \$ -                        |
| 6390 - Other Operational Expenses                  | \$ 244,968.00               | \$ 278,461.00               | \$ 303,197.00                            | \$ 269,500.00           | \$ 280,000.00               |
| 6850 - Bond Obligations                            | \$ 619,703.37               | \$ 618,947.40               | \$ 618,971.00                            | \$ 619,100.00           | \$ -                        |
| 6910 - Interfund Transfers                         | \$ 420,800.00               | \$ 424,100.00               | \$ 420,900.00                            | \$ 420,900.00           | \$ 579,900.00               |
| 6930 - Fund Balance Contribution                   | \$ -                        | \$ -                        | \$ -                                     | \$ 712,000.00           | \$ -                        |
| <b>Total Division: 26113 - Crescent:</b>           | <b>\$ 1,287,971.37</b>      | <b>\$ 1,323,061.40</b>      | <b>\$ 1,344,943.00</b>                   | <b>\$ 2,093,300.00</b>  | <b>\$ 936,900.00</b>        |
| <b>Division: 26114 - East Bangerter</b>            |                             |                             |                                          |                         |                             |
| 6110 - Professional & Technical                    | \$ -                        | \$ 1,424.00                 | \$ 4,648.00                              | \$ 2,918,000.00         | \$ 76,500.00                |
| 6130 - Agreement                                   | \$ -                        | \$ -                        | \$ -                                     | \$ -                    | \$ 2,800,000.00             |
| 6930 - Fund Balance Contribution                   | \$ -                        | \$ -                        | \$ -                                     | \$ 247,000.00           | \$ -                        |
| <b>Total Division: 26114 - East Bangerter:</b>     | <b>\$ -</b>                 | <b>\$ 1,424.00</b>          | <b>\$ 4,648.00</b>                       | <b>\$ 3,165,000.00</b>  | <b>\$ 2,876,500.00</b>      |
| <b>Division: 26116 - Frontrunner</b>               |                             |                             |                                          |                         |                             |
| 6110 - Professional & Technical                    | \$ 2,500.00                 | \$ 3,952.00                 | \$ 1,875.00                              | \$ 71,200.00            | \$ 62,200.00                |
| 6130 - Agreement                                   | \$ 3,769,268.00             | \$ 3,850,266.00             | \$ 3,547,820.00                          | \$ 4,499,500.00         | \$ 4,563,600.00             |
| 6390 - Other Operational Expenses                  | \$ 65,573.39                | \$ 66,975.00                | \$ 61,741.00                             | \$ 66,000.00            | \$ 70,000.00                |
| 6910 - Interfund Transfers                         | \$ -                        | \$ -                        | \$ -                                     | \$ -                    | \$ 50,000.00                |
| 6930 - Fund Balance Contribution                   | \$ -                        | \$ -                        | \$ -                                     | \$ 163,000.00           | \$ -                        |
| <b>Total Division: 26116 - Frontrunner:</b>        | <b>\$ 3,837,341.39</b>      | <b>\$ 3,921,193.00</b>      | <b>\$ 3,611,436.00</b>                   | <b>\$ 4,799,700.00</b>  | <b>\$ 4,745,800.00</b>      |
| <b>Division: 26118 - South Mountain CRA</b>        |                             |                             |                                          |                         |                             |
| 6110 - Professional & Technical                    | \$ 2,500.00                 | \$ 3,478.67                 | \$ 1,875.00                              | \$ 45,700.00            | \$ 35,800.00                |
| 6130 - Agreement                                   | \$ 387,457.86               | \$ 889,768.33               | \$ 437,341.05                            | \$ 1,543,100.00         | \$ 1,821,900.00             |
| 6390 - Other Operational Expenses                  | \$ 48,150.25                | \$ 48,326.00                | \$ 50,850.00                             | \$ 48,400.00            | \$ 50,000.00                |
| 6910 - Interfund Transfers                         | \$ -                        | \$ 39,930.00                | \$ 41,556.00                             | \$ -                    | \$ 190,000.00               |
| <b>Classification</b>                              |                             |                             |                                          |                         |                             |
| 6930 - Fund Balance Contribution                   | \$ -                        | \$ -                        | \$ -                                     | \$ 89,100.00            | \$ -                        |
| <b>Total Division: 26118 - South Mountain CRA:</b> | <b>\$ 438,108.11</b>        | <b>\$ 981,503.00</b>        | <b>\$ 531,622.05</b>                     | <b>\$ 1,726,300.00</b>  | <b>\$ 2,097,700.00</b>      |
| <b>Total Expense:</b>                              | <b>\$ 5,712,019.53</b>      | <b>\$ 8,832,439.23</b>      | <b>\$ 5,594,644.60</b>                   | <b>\$ 12,323,600.00</b> | <b>\$ 12,297,900.00</b>     |
| <b>Report Total:</b>                               | <b>\$ 2,664,224.68</b>      | <b>\$ 867,294.46</b>        | <b>\$ 3,428,179.50</b>                   | <b>\$ -</b>             | <b>\$ -</b>                 |

## CRA Capital Projects Fund Detail List FY26

| PROJECT # | PROJECT NAME                                          | GL ACCOUNT NAME    | TENTATIVE<br>BUDGET FY26 |
|-----------|-------------------------------------------------------|--------------------|--------------------------|
| CIP23-25  | 1000 E & DRAPER PKWY SIGNAL UPDATES (SANDHILLS)       | SANDHILLS RDA      | \$ 90,000                |
| CIP25-26  | 12150 S STATE STREET SIGNAL (CRESCENT)                | CRESCENT RDA       | \$ 165,000               |
| CIP25-28  | 1300 EAST & DRAPER PARKWAY RECONSTRUCTION (SANDHILLS) | SANDHILLS RDA      | \$ 1,400,000             |
| CIP25-29  | HIGHLAND DRIVE SIDEWALK CONNECTION (SOUTH MOUNTAIN)   | SOUTH MOUNTAIN CRA | \$ 150,000               |
| CIP25-30  | GALENA PARK SLURRY SEAL (FRONTRUNNER)                 | FRONTRUNNER CDRA   | \$ 50,000                |

\$ 1,855,000