



COMMUNITY REINVESTMENT AGENCY AGENDA

Tuesday, June 17, 2025, 7:00 PM
1020 E. Pioneer Road
Draper, Utah 84020
Council Chambers

1. **Call to Order**
2. **Consent Items**
 - 2.a **Approval of the May 20, 2025 Community Reinvestment Agency Meeting Minutes**
3. **Items for Consideration**
 - 3.a **Action Item: Approval of Resolution CRA #25-04**

A resolution adopting the Fiscal Year 2025-2026 Budget for the Community Reinvestment Agency of Draper City including changes noted in the attached file.
4. **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 **June 17, 2025**, were posted at Draper City Hall, Draper City website www.draperutah.gov, and the Utah Public Notice website at 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, at least 24 hours prior to the meeting.

MEMO



To: Community Reinvestment Agency

From:

Date: 2025-06-17

Re: Approval of the May 20, 2025 Community Reinvestment Agency Meeting Minutes

Comments:

ATTACHMENTS:

[5-20-25 CRA Draft Minutes.pdf](#)

**MINUTES OF THE DRAPER CITY COMMUNITY REINVESTMENT AGENCY MEETING
HELD ON TUESDAY, MAY 20, 2025, IN THE DRAPER CITY COUNCIL CHAMBERS,
1020 EAST PIONEER ROAD, DRAPER, UTAH**

PRESENT: Chair Pro Tem Mike Green, Board Members Bryn Heather Johnson, Fred Lowry, and Marsha Vawdrey

EXCUSED: Chair Troy K. Walker, Board Member Tasha Lowery

STAFF PRESENT: Mike Barker, City Manager; Kellie Challburg, Assistant City Manager; Scott Cooley, City Engineer and Public Works Director; Spencer DuShane, Assistant City Attorney; Rich Ferguson, Chief of Police; Jennifer Jastremsky, Community Development Director; Malena Murray, Human Resources Director; Rhett Ogden, Parks and Recreation Director; Linda Peterson, Communications Director; Nicole Smedley, City Recorder; Clint Smith, Fire Chief; Jake Sorensen, Network Manager; Travis DeJong, Business License Official; Todd Taylor, Planner; Todd Draper, Planning Manager; and John Vuyk, Finance Director

Business Meeting

1.0 Called to Order by Chair Pro Tem Green

2.0 Items for Board Consideration

2.a Approval of the May 6, 2025 Community Reinvestment Agency Meeting Minutes

Board Member Vawdrey moved to accept the May 6, 2025 Community Reinvestment Agency Meeting minutes. Board Member Johnson seconded the motion.

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

	Yes	No	Absent
Board Member Green	X		
Board Member T. Lowery			X
Board Member F. Lowry	X		
Board Member Johnson	X		
Board Member Vawdrey	X		

Board Member Walker			X
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2.b Public Hearing: Fiscal Year 2025-2026 Community Reinvestment Agency Tentative Budget

Finance Director John Vuyk presented the proposed FY2026 Community Reinvestment Agency Tentative Budget, with a CDRA Fund budget of \$12,297,900. He explained that the Sand Hill CDRA, which had expired, carried a fund balance of approximately \$3.4 million. While the Sand Hill CDRA would no longer collect taxes, the City had the ability to spend the fund balance within the scope of the Sand Hill CDRA.

Chair Pro Tem Green opened a public hearing, and closed the public hearing seeing no one come forward.

3.0 Adjourn to City Council Meeting

Board Member Johnson moved to adjourn the CDRA meeting and return to regular Council meeting. Board Member Vawdrey seconded the motion, which passed by unanimous voice vote (4-0).

The meeting adjourned at 8:00 p.m.

MEMO



To: Community Reinvestment Agency
From: John Vuyk
Date: 2025-06-17
Re: Action Item: Approval of Resolution CRA #25-04

Comments:

Resolution CRA #25-04 - A Resolution adopting the Fiscal Year 2026 Budget for the Community Reinvestment Agency of Draper City including changes noted in the attached file.

ATTACHMENTS:

[Council_Action_Request_-_CRA_Resolution_25-04_-_Adopting_the_FY2026_Annual_Budget.pdf](#)

ATTACHMENTS:

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

ATTACHMENTS:

[Changes to Final PDF as of June 11th.pdf](#)

ATTACHMENTS:

[Resolution CRA 25-04 - Adopting the FY2026 Budget.docx](#)

REQUEST FOR COUNCIL ACTION

To:	CRA Chairperson & Committee Members
From:	John Vuyk, Finance Director
Date:	June 17, 2025
Subject:	Draper City CRA Annual Budget for Fiscal Year 2025-26
Applicant Presentation:	None
Staff Presentation:	John Vuyk, Finance Director
RECOMMENDATION: Approve CRA Resolution 25-04 adopting the “Community Reinvestment Agency of Draper City Annual Budget for Fiscal Year 2025-2026” as proposed and including any changes to final budget items that have been presented and discussed with the council.	
BACKGROUND AND FINDINGS: See attached annual budget	
PREVIOUS LEGISLATIVE ACTION: None	
FISCAL IMPACT: Finance Review: _____ See attached Draper City CRA Annual Budget for Fiscal Year 2025-26	
SUPPORTING DOCUMENTS: • Resolution CRA 25-04 • Draper City CRA Annual Budget for Fiscal Year 2025-26 • Changes to Final Budget	

**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 Total Activity	2023-2024 Total Activity	2024-2025 YTD Activity Through Adj	2024-2025 FY25 Final	2025-2026 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	\$ -	\$ -	\$ -
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					
Division: 26110 - CDRA Admin					
6110 - Professional & Technical	\$ 1,496.31	\$ -	\$ 4,682.55	\$ -	\$ -
6910 - Interfund Transfers	\$ 76,225.00	\$ -	\$ -	\$ -	\$ -
Total Division: 26110 - CDRA Admin:	\$ 77,721.31	\$ -	\$ 4,682.55	\$ -	\$ -
Division: 26111 - West Freeway					
6110 - Professional & Technical	\$ -	\$ 57.00	\$ 1,875.00	\$ 5,100.00	\$ 5,200.00
6930 - Fund Balance Contribution	\$ -	\$ -	\$ -	\$ 9,900.00	\$ -
Total Division: 26111 - West Freeway:	\$ -	\$ 57.00	\$ 1,875.00	\$ 15,000.00	\$ 5,200.00
Division: 26112 - Sand Hills					
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	\$ -
Total Division: 26112 - Sand Hills:	\$ 70,877.35	\$ 2,605,200.83	\$ 95,438.00	\$ 524,300.00	\$ 1,635,800.00
Division: 26113 - Crescent					
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	\$ -
Total Division: 26113 - Crescent:	\$ 1,287,971.37	\$ 1,323,061.40	\$ 1,344,943.00	\$ 2,093,300.00	\$ 936,900.00
Division: 26114 - East Bangerter					
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	\$ -
Total Division: 26114 - East Bangerter:	\$ -	\$ 1,424.00	\$ 4,648.00	\$ 3,165,000.00	\$ 2,876,500.00
Division: 26116 - Frontrunner					
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	\$ -
Total Division: 26116 - Frontrunner:	\$ 3,837,341.39	\$ 3,921,193.00	\$ 3,611,436.00	\$ 4,799,700.00	\$ 4,745,800.00
Division: 26118 - South Mountain CRA					
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
Classification					
6930 - Fund Balance Contribution	\$ -	\$ -	\$ -	\$ 89,100.00	\$ -
Total Division: 26118 - South Mountain CRA:	\$ 438,108.11	\$ 981,503.00	\$ 531,622.05	\$ 1,726,300.00	\$ 2,097,700.00
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	\$ -	\$ -

CRA Capital Projects Fund Detail List FY26

PROJECT #	PROJECT NAME	GL ACCOUNT NAME	TENTATIVE 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

Draper City: Changes to the Final Budget from the Tentative Budget FY26

GENERAL FUND (100)

Division / Project #	Account Title	Expense	Revenue	Description / Notes
Police Admin	Capital Outlay	\$ 500,000		SBITA Leases (Non-Cash) New Body Camera SaaS Agreement
	Other Sources of Funding		\$ 320,000	Fund Balance Appropriation Reduction
	Other Sources of Funding		\$ (820,000)	Bonds & Other Sources of Funding - New SBITA Funding (Non-Cash)
SBITA	Lease Obligations	\$ 85,000		Axon Body Camera Lease Payment
Police Admin	General & Contracted Services	\$ (85,000)		Move Funding to SBITA
SBITA	Lease Obligations	\$ 60,000		LAMA Software Lease Payment
	Other Sources of Funding		\$ (60,000)	Fund Balance Appropriation

CAPITAL PROJECTS FUND (410)

Division / Project #	Account Title	Expense	Revenue	Description / Notes
CIP26-07	Capital Outlay	\$ 3,450,000		13800 S Bangerter Intersection Improvements. State Funding -HB502 2025 Session
	Other Sources of Funding		\$ (2,000,000)	Transfer from Fund 241
	Other Sources of Funding		\$ (450,000)	Transfer from Fund 273
	Other Sources of Funding		\$ (1,000,000)	Transfer from Fund 210
CIP26-08	Capital Outlay	\$ 2,000,000		Highland Dr. & 14600 S. Intersection Improvements within the South Mountain CRA
	Other Sources of Funding		\$ (2,000,000)	Transfer from CRA Fund 210

COMMUNITY REINVESTMENT AGENCY FUND (CRA)

Division / Project #	Account Title	Expense	Revenue	Description / Notes
	Other Uses of Funds	\$ 1,000,000		Transfer to CIP: 13800 S Bangerter Intersection Improvements.
	Other Sources of Funding		\$ (1,000,000)	Fund Balance Appropriation
	Other Uses of Funds	\$ 2,000,000		Transfer to CIP: Highland Dr. & 14600 S. Intersection Improvements in the South Mountain Area
	Other Sources of Funding		\$ (2,000,000)	Fund Balance Appropriation

LOCAL HIGHWAY OPTION TAX FUND (241)

Division / Project #	Account Title	Expense	Revenue	Description / Notes
	Other Uses of Funds	\$ 2,000,000		Transfer to CIP: 13800 S Bangerter Intersection Improvements.
	Other Sources of Funding		\$ (2,000,000)	Fund Balance Appropriation

Draper City: Changes to the Final Budget from the Tentative Budget FY26

STORM WATER IMPACT FUND (521)

Division / Project #	Account Title	Expense	Revenue	Description / Notes
	Capital Outlay	\$ 200,000		CIP25-14 - 1700 E. Storm Drain (Carry Over from FY25)
	Other Sources of Funding		\$ (200,000)	Fund Balance

SOLID WASTE FUND (530)

Division / Project #	Account Title	Expense	Revenue	Description / Notes
	Capital Outlay	\$ 360,000		Garbage Truck (Carry Over From FY25)
	Other Sources of Funding		\$ (360,000)	Fund Balance

TRANSPORTATION IMPACT FEE FUND (273)

Division / Project #	Account Title	Expense	Revenue	Description / Notes
	Other Uses of Funds	\$ 450,000		Transfer to CIP: 13800 S Bangerter Intersection Improvements.
	Other Sources of Funding		\$ (450,000)	Fund Balance

AMBULANCE FUND (550)

Division / Project #	Account Title	Expense	Revenue	Description / Notes
	Capital Outlay	\$ 415,000		New Ambulance (Carry Over From FY25)
	Other Sources of Funding		\$ (415,000)	Fund Balance

FLEET MANAGEMENT FUND

Division / Project #	Account Title	Expense	Revenue	Description / Notes
	Capital Outlay	\$ 370,000		Bear Cat (Carry Over From FY25)
	Capital Outlay	\$ 35,000		Unit 696 (K-9) Carry over from FY25)
	Other Sources of Funding		\$ (405,000)	Fund Balance

Draper City: Changes to the Final Budget from the Tentative Budget FY26

SUMMARY OF CHANGES - GOVERNMENT WIDE

Net Revenue by Fund	
General Fund	\$ (560,000)
Capital Projects	\$ (5,450,000)
Local Highway Option	\$ (2,000,000)
Community Reinvestment Agency	\$ (3,000,000)
Storm Water Impact	\$ (200,000)
Solid Waste Fund	\$ (360,000)
Transportation Impact	\$ (450,000)
Ambulance Fund	\$ (415,000)
Fleet Fund	\$ (405,000)
	\$ (12,840,000)

Net Expense by Fund	
General Fund	\$ 560,000
Capital Projects	\$ 5,450,000
Local Highway Option	\$ 2,000,000
Community Reinvestment Agency	\$ 3,000,000
Storm Water Impact	\$ 200,000
Solid Waste Fund	\$ 360,000
Transportation Impact	\$ 450,000
Ambulance Fund	\$ 415,000
Fleet Fund	\$ 405,000
	\$ 12,840,000

Net Change to Revenues Accounts	
Other Sources of Funding	\$ (12,840,000)
	\$ (12,840,000)

Net Change to Expense Accounts	
Capital Outlays	\$ 7,330,000
General & Contracted Services	\$ (85,000)
Lease Obligations	\$ 145,000
Other Uses of Funding	\$ 5,450,000
	\$ 12,840,000

RESOLUTION NO. CRA 25-04

**A RESOLUTION ADOPTING THE COMMUNITY REINVESTMENT AGENCY
OF DRAPER CITY BUDGET FOR THE FISCAL YEAR 2025-2026.**

WHEREAS, the Community Reinvestment Agency of Draper City (“CRA”) is required to adopt an operating budget for each fiscal year; and

WHEREAS, the tentative budget has been available for comment and review by the public; and

WHEREAS, a public hearing to consider the tentative budget has been noticed and held and all interested persons were heard, for or against the budget; and

WHEREAS, the Community Reinvestment Agency Board of Directors hereby finds this action in the best interest of the public’s health, safety and general welfare.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY REINVESTMENT
AGENCY OF DRAPER CITY, STATE OF UTAH AS FOLLOWS:**

Section 1. That the budgets for the following areas be adopted for the Fiscal Year 2025-26:

Crescent Neighborhood Project Area
Frontrunner Project Area

Sand Hills Neighborhood Project Area
South Mountain CRA

Section 2. That the details of this budget are more specifically outlined in the document entitled “Community Reinvestment Agency of Draper City Annual Budget, Fiscal Year Ending June 30, 2026” as incorporated herein, and established as the approved Fiscal Year 2025-26 budget.

Section 3. Severability. If any section, part, or provision of this Resolution is held invalid, or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts, and provisions of this Resolution shall be severable.

Section 4. Effective Date. This Resolution shall become effective immediately upon its passage.

**PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE
REDEVELOPMENT AGENCY OF DRAPER CITY, STATE OF UTAH ON THIS 17th DAY OF
JUNE, 2025.**

COMMUNITY REINVESTMENT AGENCY

Chairperson

ATTEST:

Nicole Smedley, City Recorder

VOTE TAKEN:

YES

NO

Board Member M. Green

Board Member B. Johnson

Board Member T. Lowery

Board Member F. Lowry

Board Member M. Vawdrey

Board Member Mayor Walker
