

MINUTES OF THE COMMUNITY REINVESTMENT AGENCY OF SALT LAKE CITY
Tuesday, July 8, 2025

The Board of Directors of the Community Reinvestment Agency (CRA) of Salt Lake City met on Tuesday, July 8, 2025.

The following Board Members were present:

Victoria Petro, Daniel Dugan, Sarah Young, Chris Wharton, Alejandro Puy, Darin Mano, Eva Lopez Chavez

Present Agency Leadership:

Jill Love – Chief Administrative Officer, Danny Walz – Director, Cara Lindsley – Deputy Director, Rachel Otto – Mayor’s Chief of Staff, Lindsey Nikola – Mayor’s Deputy Chief of Staff, Lehua Weaver – Council Deputy Director

Present City Staff:

Mark Kittrell – City Attorney, Matthew Brown – Deputy City Recorder, Caitlin Carlino – Minutes & Records Clerk, Taylor Hill – Constituent Liaison/Policy Analyst, Scott Company – Staff Assistant, Tracy Tran – Project Manager, Marcus Lee – CRA Project Coordinator, Lauren Parisi – CRA Senior Project Manager

Vice Chair Dugan presided at and conducted the meeting.

The meeting was called to order at 2:04 p.m.

A. Comments:

1. General Comments to the Board ~ 2:00 p.m.
5 min.

The CRA Board of Directors will receive public comments regarding Community Reinvestment Agency business in the following formats:

1. Written comments submitted to the CRA Board offices: 451 South State Street, Suite 304, P.O. Box 145476, Salt Lake City, UT. 84114-5476.
2. Comments to the CRA Board of Directors. (Comments are taken on any item not scheduled for a public hearing, as well as on any other CRA Business. Comments are limited to two minutes.)

Public Comments:

Oscar Arvizu spoke in favor of the Ballpark Plan, offered additional design ideas and requested transparency and trust while keeping local government in control over private developers.

Kai Barrera presented concerns about the affordability of homes in the Ballpark area and how construction of the Ballpark Plan could affect local businesses.

Cindy Cromer spoke regarding the Ballpark Plan and concerns about potential removal of local art, off-leash dogs, placement of parking structures and integrity of open green space.

Jeff Sandstrom spoke on the Ballpark Plan and recommended multifamily homes projects be replaced with open green space to prioritize community and engagement.

Brittany Knudson spoke in favor of the Rio Grande plan and asked the Board to focus on this proposal for future city planning, citing the successes of a similar project in Denver, Colorado.

Fraser Nelson presented concerns regarding the Ballpark Plan, low home ownership in the area, removal of a recreation center from the Plan, heights of proposed buildings, and unsafe road conditions for pedestrians along 1300 South.

Amy Hawkins presented concerns regarding lack of green/park space in the Ballpark Plan.

Erika Carlsen presented concern regarding the possible favoring of private developers over public ownership of the land.

- B. Public Hearing** - individuals may speak to the Board once per public hearing topic for two minutes, however written comments are always accepted:
NONE.

- C. Community Reinvestment Agency Business** - The CRA Board of Directors will receive information and/or hold discussions and/or take action on:

1. Informational: Ballpark NEXT Community Design Plan ~ 2:05 p.m.
30 min.

The Board will receive a briefing about re-envisioning the City-owned Smith's Ballpark and parking lot. The Ballpark NEXT Community Design Plan focuses on eight big ideas, ranging from the proposal of an iconic entertainment venue as the anchor tenant on the site to specific urban design elements that acknowledge the ballpark's legacy. The public is encouraged to submit feedback at this time.

Summary:

Marc Asnis (Project Manager from Perkins & Will), Lauren Parisi and Board Members discussed the Ballpark NEXT Community Design Plan and developmental phases, including:

- Daylighting the creek park
- Building height allowance
- Community land trust and maintaining City ownership of the land
- Interest in creating more home ownership options
- Parking ratios to accommodate visitors and events
- Bringing community ideas into this plan
- Improvements that could still be made

Director Requests:

Director Mano requested a follow-up discussion on next steps for implementing the public design submissions from the Ballpark Next Design Contest; and on ensuring that homeownership opportunities and a diverse housing mix are prioritized in future projects and proposals.

2. Resolution: Sunrise Metro Permanent Supportive Housing Loan Amendment ~ 2:35 p.m.
20 min.

The Board will receive a briefing and consider adopting a resolution that would amend the Sunrise Metro loan from the 2006 terms to forgive the accrued interest to facilitate the preservation and redevelopment of permanent supportive housing.

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Director Mano was recused from this agenda item due to his affiliation with the Housing Authority of Salt Lake City.

Summary:

Marcus Lee presented the Sunrise Metro Loan Amendment and discussed the repayment timeline and loan requests with the Board.

Motion:

Moved by Director Puy, seconded by Director Wharton to adopt Resolution 11 of 2025 approving an amendment to the 2006 Sunrise Metro Acquisition Loan to forgive accrued interest to facilitate the preservation and redevelopment of permanent supportive housing.

AYE: Victoria Petro, Daniel Dugan, Sarah Young, Chris Wharton, Alejandro Puy, Eva Lopez Chavez

RECUSED: Darin Mano

Final Result: 6 – 0 Pass

3. Straw Poll: Funding for 9 Line Property Acquisition ~ 2:55 p.m.
10 min.

The Board will receive a briefing on a request to straw poll the use of \$603,444 from the 9 Line Fund-Strategic Intervention Program for property acquisition in the 9 Line Community Reinvestment Area.

Summary:

Lauren Parisi introduced the proposed straw poll. There was no further discussion.

Straw Poll:

Support for the use of \$603,444 from the 9 Line Fund-Strategic Intervention Program for property acquisition in the 9 Line Community Reinvestment Area. All Directors present were in favor of the poll.

4. Report and Announcements from the Executive Director TENTATIVE
5 min.

Report of the Executive Director, including a review of information items, announcements, and scheduling items. The Board of Directors may give feedback or policy input.

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There was no report or announcements from the Executive Director.

5. Report of the Chair and Vice Chair TENTATIVE
5 min.

Report of the Chair and Vice Chair.

There was no report from the Chair or Vice Chair.

6. Report and Announcements from CRA Staff TENTATIVE
5 min.

The Board may review Board information and announcements. The Board may give feedback on any item related to City business, including but not limited to scheduling items.

There was no report or announcements from CRA staff.

- D. Written Briefings** – the following briefings are informational in nature and require no action of the Board. Additional information can be provided to the Board upon request:
NONE.

- E. Consent** – the following items are listed for consideration by the Board and can be discussed individually upon request. A motion to approve the consent agenda is approving all of the following items:
NONE.

F. Tentative Closed Session

The Board will consider a motion to enter into Closed Session. A closed meeting described under Section 52-4-205 may be held for specific purposes including, but not limited to:

1. discussion of the character, professional competence, or physical or mental health of an individual;
2. strategy sessions to discuss pending or reasonably imminent litigation;
3. strategy sessions to discuss the purchase, exchange, or lease of real property;

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- (i) disclose the appraisal or estimated value of the property under consideration; or
 - (ii) prevent the public body from completing the transaction on the best possible terms;
- 4. strategy sessions to discuss the sale of real property, including any form of a water right or water shares, if:
 - (i) public discussion of the transaction would:
 - (A) disclose the appraisal or estimated value of the property under consideration; or
 - (B) prevent the public body from completing the transaction on the best possible terms;
 - (ii) the public body previously gave public notice that the property would be offered for sale; and
 - (iii) the terms of the sale are publicly disclosed before the public body approves the sale
- 5. discussion regarding deployment of security personnel, devices, or systems; and
- 6. investigative proceedings regarding allegations of criminal misconduct.

A closed meeting may also be held for attorney-client matters that are privileged pursuant to Utah Code § 78B-1-137, and for other lawful purposes that satisfy the pertinent requirements of the Utah Open and Public Meetings Act.

Motion:

Moved by Director Wharton, seconded by Director Lopez Chavez to enter into Closed Session for the purposes of strategy sessions to discuss the purchase, exchange, or lease of real property, and advice of counsel.

AYE: Victoria Petro, Daniel Dugan, Sarah Young, Chris Wharton, Alejandro Puy, Eva Lopez Chavez, Darin Mano

Final Result: 7 – 0 Pass

Motion:

Moved by Director Wharton, seconded by Director Lopez Chavez to exit the closed meeting

AYE: Daniel Dugan, Sarah Young, Chris Wharton, Alejandro Puy, Eva Lopez Chavez, Darin Mano

ABSENT: Victoria Petro

Final Result: 6 – 0 Pass

Summary:

Closed Session started at 3:30 p.m.

Directors in attendance: Dugan, Mano, Wharton, Puy, Young, Petro, Lopez Chavez.

Staff in attendance:

Jennifer Bruno

Mark Kittrell

Katherine Pasker

Cindy Lou Trishman

Allison Parks

Courtney Lords

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Nick Tarbet
Mary Beth Thompson
Austin Taylor
Marcus Lee
Kate Werret
Tracy Tran
Michael Sanders
Kathryn Morelock
Cara Lindsley
Danny Walz
Tauni Barker
Ashley Ogden
Kristina Harrold
Jill Love
Rachel Otto
Lindsey Nikola
Megan Yuill
Jazmyne Olson
Nick Norris
Daniel Echevierra
Krissy Gilmore
Brian Fullmer
Tammy Hunsaker
Mike Akerlow
Keith Reynolds
Matthew Brown

Closed Session ended at 4:27 p.m.

G. Adjournment

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Meeting adjourned at 4:27 p.m.

Minutes Approved: September 9, 2025

Community Reinvestment Agency Chair – Darin Mano

City Recorder – Keith Reynolds

Please refer to Meeting Materials (available at <https://data.sl.c.gov> by selecting City Council Meeting Information) for supportive content including electronic recordings and comments submitted prior to or during the meeting. Websites listed within the body of the Minutes may not remain active indefinitely.

This document along with the digital recording constitutes the official minutes of the Salt Lake City Community Reinvestment Agency meeting held Tuesday, July 8, 2025 and is not intended to serve as a full transcript. Please refer to the electronic recording for entire content pursuant to Utah Code §52-4-203.