



COMMUNITY REINVESTMENT AGENCY AGENDA

Tuesday, October 21, 2025, 7:00 PM
1020 E. Pioneer Road
Draper, Utah 84020
Council Chambers

1. **Call to Order**

2. **Consent Items**

2.a **Approve the July 15, 2025 CRA Meeting Minutes**

3. **Items for Board Consideration**

3.a **Approve Resolution #CRA 25-06**

A resolution of the Draper City Community Reinvestment Agency dissolving the Draper Gateway Community Development Project Area.

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 **October 21, 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: 2025-10-21

Re: Approve the July 15, 2025 CRA Meeting Minutes

Comments:

ATTACHMENTS:

[7-15-25 CRA DRAFT Meeting Minutes.pdf](#)

**MINUTES OF THE DRAPER CITY COMMUNITY REINVESTMENT AGENCY MEETING
HELD ON TUESDAY, JULY 15, 2025, IN THE DRAPER CITY COUNCIL CHAMBERS, 1020
EAST PIONEER ROAD, DRAPER, UTAH**

PRESENT: Chair Troy K. Walker, and Board Members Mike Green, Bryn Heather Johnson, Fred Lowry, and Marsha Vawdrey

EXCUSED: Board Member Tasha Lowery

STAFF: 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; Traci Gundersen, City Attorney; Jennifer Jastremsky, Community Development Director; Rhett Ogden, Parks and Recreation Director; Pam Stagg, Acting Human Resources Director; Linda Peterson, Communications Director; Nicole Smedley, City Recorder; Steve Pearson, Deputy Fire Chief; Jared Zacharias, Assistant Finance Director; Todd Taylor, Planner; Travis DeJong, Business License Official; and Jake Sorensen, Network Manager

Business Meeting

1.0 Called to Order by Chair Troy Walker

2.0 Item for Board Consideration

2.a June 17, 2025 Community Reinvestment Agency Meeting Minutes

Board Member Vawdrey moved to accept the June 17, 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			

3.0 Annual CRA Report 2025

Jason Burningham with LRB Public Finance Advisors presented an overview of the 2025 Annual CRA Report. He said Draper currently had seven active project areas, four of which had expired collection periods and unexpended fund balances. The Council discussed the potential impact of the school district purchase of property in the FrontRunner CDA with Mr. Burningham.

Mr. Burningham reported that Pluralsight had not met some conditions of the participation agreement in the South Mountain CRA, and further discussion would be needed regarding the future of the CRA. Board Member Green suggested scheduling a meeting with representatives of Pluralsight to discuss possible solutions. Assistant Finance Director Jared Zacharias said the City's consultant, Mr. Dobbins, was actively looking at options.

Board Member Green moved to accept CRA Resolution #25-05 adopting the 2025 Annual CRA Report. Board Member F. Lowry 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			

4.0 Adjourn to City Council Meeting

Board Member Green moved to adjourn the CRA 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 7:54 pm.

MEMO



To: Community Reinvestment Agency
From: John Vuyk
Date: 2025-10-21
Re: Approve Resolution #CRA 25-06

Comments:

Approve Resolution #CRA 25-06 - A resolution of the Draper City Community Reinvestment Agency dissolving the Draper Gateway Community Development Area.

ATTACHMENTS:

[Resolution CRA 25-06 Dissolving the Gateway CDA.pdf](#)

RESOLUTION CRA-25-06

A RESOLUTION OF THE DRAPER CITY COMMUNITY REINVESTMENT AGENCY DISSOLVING THE DRAPER GATEWAY COMMUNITY DEVELOPMENT PROJECT AREA

WHEREAS, the Community Reinvestment Agency of Draper City (the “Agency”) was created to transact the business and exercise the powers provided for in the Limited Purpose Local Government Entities - Community Reinvestment Agency Act, UTAH CODE ANN. 17C-1-101 *et seq.* and any subsequent, replacement or amended law or act (the “Act”); and

WHEREAS, by Ordinance of the City Council of Draper City, the Agency’s governing board (the “Board”) adopted a community development plan (the “Plan”) for the Draper Gateway Community Development Project Area (the “Project Area”) pursuant to Sections 17C-4-102 and 103 of the Act; and

WHEREAS, the Project Area’s tax increment collection period has expired, and all funds collected within the Project Area have been expended in accordance with the Plan; and

WHEREAS, pursuant to section 17C-1-702 of the Act, the Agency seeks to dissolve the Project Area, with final dissolution to occur upon the adoption of an ordinance by the Draper City Council; and

WHEREAS, the Board met on October 21, 2025 to consider, among other things, adopting Resolution CRA-25-06 to dissolve the Draper Gateway Community Development Project Area and all other necessary actions to effectuate this resolution;

NOW, THEREFORE, BE IT RESOLVED by the governing board of the Draper City Community Reinvestment Agency as follows:

1. **Dissolving of Project Area.** It has become necessary and desirable to dissolve the Project Area, specifically the Draper Gateway Community Development Project Area with a map attached hereto in **Exhibit A**. The Agency hereby directs the Draper City Council to consider and adopt an ordinance pursuant to Utah Code Ann. 17C-1-702 to effectuate the dissolution.

2. **Notification of Taxing Entities.** Staff are authorized and directed to provide any required notices to taxing entities with interlocal agreements related to the Project Area (i.e., Canyons School District, Central Utah Water Conservancy District, Draper City, Jordan Valley Water District, South Valley Sewer District, Draper

City, Salt Lake County) and each taxing entity that levies or imposes a tax on property within the dissolved Project Area, as necessary to comply with such agreements and required notices upon dissolution.

3. Effective Date. This Resolution shall become effective immediately upon its adoption. The Project Area shall be dissolved upon the adoption of an ordinance of the City's legislative body.

PASSED AND ADOPTED BY THE BOARD OF THE COMMUNITY REINVESTMENT AGENCY OF DRAPER CITY, STATE OF UTAH, ON THIS 21st DAY OF OCTOBER 2025.

DRAPER CITY

Mayor Troy K. Walker

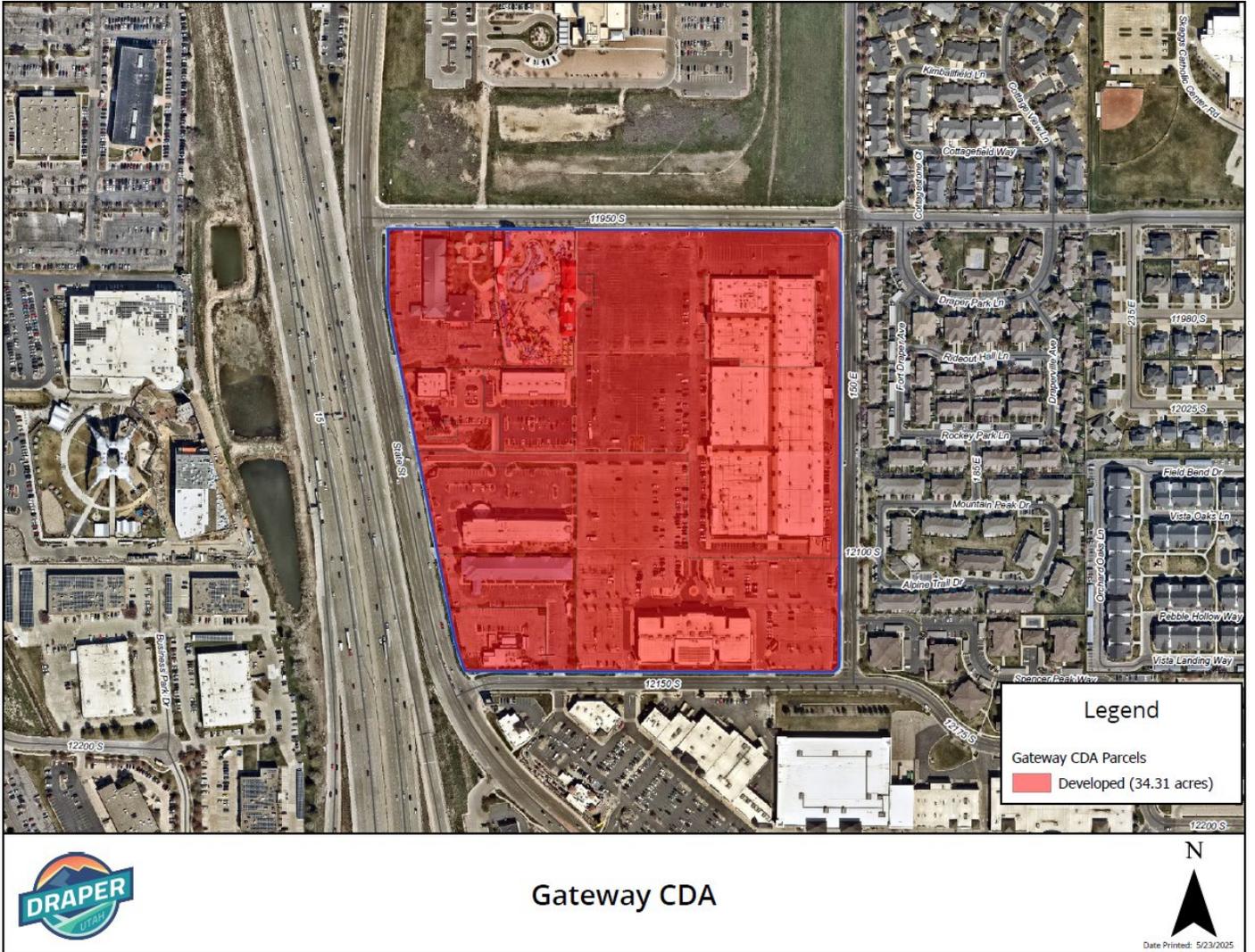
ATTEST:

Nicole Smedley, City Recorder

VOTE TAKEN:	YES	NO	ABSENT
Councilmember Green	___	___	___
Councilmember Johnson	___	___	___
Councilmember T. Lowery	___	___	___
Councilmember F. Lowry	___	___	___
Councilmember Vawdrey	___	___	___
Mayor Walker	___	___	___

EXHIBIT A

PROJECT AREA MAP



Gateway CDA