

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

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

The following Board Members were present:

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

The following Board Members were absent:

Alejandro Puy

Present Agency Leadership:

Rachel Otto - Chief of Staff, Lindsey Nikola - Deputy Chief of Staff, Danny Walz – Director, Cara Lindsley – Deputy Director

Present City Staff:

Mark Kittrell – City Attorney, Keith Reynolds – City Recorder, Michelle Barney – Minutes & Records Clerk, Scott Corpany – Staff Assistant, Allison Rowland – Council Staff, Tracy Tran – Project Manager, Erik Fronberg – Housing Stability Management Analyst, Browne Sebright – CRA Project Manager , Eric Holmes – CRA Project Manager

Director Chair Mano presided at and conducted the meeting.
The meeting was called to order at 2:03 pm

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

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.)

Director Mano reviewed the rules of decorum.

There were no public comments.

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. Approval of Minutes ~ 2:05 p.m.
5 min.

The Board will approve the meeting minutes of February 11, 2025.

Motion:

Moved by Director Dugan, seconded by Director Wharton to approve the meeting minutes of February 11, 2025.

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

ABSENT: Alejandro Puy

Final Result: 6 – 0 Pass

2. Resolution: Housing Development Funding Strategy Annual Priorities Fiscal Year 2025-26 ~ 2:10 p.m.
20 min.

The Board will receive a briefing and consider adopting a resolution that would approve the Housing Development Funding Strategy for Fiscal Year 2025-26 priorities. The

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

upcoming fiscal year annual Housing Development Funding Strategy priorities include: deeply affordable housing, family housing with amenities for children, wealth building opportunities, expanding opportunities, and neighborhood services and commercial spaces.

Allison Rowland provided a brief overview of the proposed Resolution.

Tracy Tran, Eric Holmes and Browne Sebright presented updates made to the priorities as proposed by CRA Directors.

Directors, Tracy Tran, Eric Holmes and Browne Sebright discussed:

- Reassurance as provided that the Wealth Building priority included homeownership and equity-sharing opportunities. The program would be an additional Notice of Funding Availability (NOFA) available for home ownership, that would not replace and existing program or impose limitations based on product type/home size (condos versus single-family homes)
- It was suggested that future priorities should include support for missing middle housing through funding for small-scale developments

Motion:

Moved by Director Lopez Chavez, seconded by Director Dugan to adopt Resolution 06 of 2025 adopting Affordable Housing Funding Priorities for Fiscal Year 2025-26.

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

ABSENT: Alejandro Puy

Final Result: 6 – 0 Pass

**3. Informational: Sustainability Consultant Funding Allocation ~ 2:30 p.m.
20 min.**

The Board will receive a briefing and consider a straw poll for approval of \$100,000 from the Program Income Fund and Sustainable Technical Assistance Program to procure a sustainability consultant to research and recommend potential updates to the CRA's sustainable development policy. The sustainability consultant activities include but are not limited to: Cost-benefit analysis of energy rating systems, including Energy Star, LEED, and Enterprise Green Communities, as well as all-electric and net-zero requirements Stakeholder engagement and developer round tables and Exploration of additional pathways for sustainability compliance, including embodied carbon and renewable energy credits.

Lauren Parisi and Kristina Harrold presented the information.

Discussion by Directors, Lauren Parisi and Kristina Harrold:

- Intentions for the \$100,000 allocation include expanding the energy efficiency and net renewable energy credit programs and reviewing said programs for effectiveness

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

- Clarification was sought on whether the review would apply to previously approved projects or to upcoming initiatives
- Strategies for maximizing the impact of the funding to advance sustainability goals
- Potential incentives to encourage developers to pursue more sustainable development within the city

Straw Poll:

All Directors present were in favor of allocating \$100,000 for policy research and updates.

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.

There were no announcements from the Executive Director.

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

Report of the Chair and Vice Chair.

There were no announcements from the Chair for Vice Chair.

6. Report and Announcements from CRA Staff TENTATIVE
20 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:

- Project Updates
- Staff Announcements
- Affordable Housing Dashboard Presentation and
- Scheduling Items.

Danny Walz reported on CRA project updates and Staff announcements

Eric Holmes and Eric Fronberg presented the affordable housing data report and the Affordable Housing Construction and Preservation Dashboard.

Discussion between Directors, Eric Holmes and Erik Fronberg :

- Information available on the dashboard and potential to expand the display to add ongoing/planned developments
- Emphasis was placed on the importance of creating a comprehensive, citywide report detailing both City-funded and non-City-funded affordable housing developments, to support transparency and inform CRA and Council Members
- Dashboard data calculations and clarification of what each graph represented

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

- Ensuring accurate interpretation and usability of the dashboard

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:

1. Set Date – Resolution: Budget for the Community Reinvestment Agency of Salt Lake City for Fiscal Year 2025-26

The Board will set the dates of Tuesday, May 20, 2025 and Tuesday, June 3, 2025 at 7 p.m. to accept public comment and consider approving a resolution adopting the final budget for the Community Reinvestment Agency of Salt Lake City for Fiscal Year 2025-26.

Motion:

Moved by Director Wharton, seconded by Director Dugan to approve the Consent agenda.

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

ABSENT: Alejandro Puy

Final Result: 6 – 0 Pass

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:
 - (i) disclose the appraisal or estimated value of the property under consideration or

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

- (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.

Closed Session started at 3:04 PM

Held in the Work Session Room (location) and online via Zoom

Council Members in Attendance: Council Members Petro, Wharton, Lopez Chavez, Mano, Dugan. Council Members Puy and Young attended online.

City Staff in Attendance: Mayor Mendenhall, Lindsey Nikola, Jennifer Bruno (Online), Nick Tarbet, Lehua Weaver, Mark Kittrell, Keith Reynolds, Matt Brown, Megan Yuill, Jill Love, Austin Taylor, Kristina Harrold, Marcus Lee, Kathryn Morelock, Browne Sebright, Eric Holmes, Tracy Tran, Ashley Ogden, Makena Hawley, Alison Rowland, Kate Werrett, Jennifer Huntsman, Danny Wals, Cara Lindsley, Taylee Foulger, Lauren Parisi

Closed Session ended at 3:22 PM

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, including any form of a water right or water shares, if public discussion of the transaction would: (i) disclose the appraisal or prevent the public body from completing the transaction on the best possible terms: 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.

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

ABSENT: Alejandro Puy

Final Result: 6 – 0 Pass

Motion:

Moved by Director Dugan, seconded by Director Lopez Chavez to exit Closed Session and adjourn.

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

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

ABSENT: Alejandro Puy

Final Result: 6 – 0 Pass

G. Adjournment

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

Meeting adjourned at 3:22 pm

Minutes Approved: September 9, 2025

Darin Mano

Darin Mano (Sep 23, 2025 17:24:33 MDT)

Community Reinvestment Agency Chair Darin Mano

Keith Reynolds

City Recorder Keith Reynolds



Please refer to Meeting Materials (available at <https://data.sl.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, April 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.

CRA Meeting Minutes Approved 4-8-2025

Final Audit Report

2025-09-24

Created:	2025-09-12
By:	STEPHANIE ELLIOTT (STEPHANIE.ELLIOTT@slc.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAxVNG1fXIL7Jcrnwvm0EnztHv34vSLmV6

"CRA Meeting Minutes Approved 4-8-2025" History

 Document created by STEPHANIE ELLIOTT (STEPHANIE.ELLIOTT@slc.gov)
2025-09-12 - 7:12:10 PM GMT

 Document emailed to darin.mano@slc.gov for signature
2025-09-12 - 7:12:57 PM GMT

 Email viewed by darin.mano@slc.gov
2025-09-12 - 7:44:37 PM GMT

 Email viewed by darin.mano@slc.gov
2025-09-23 - 7:54:15 PM GMT

 Signer darin.mano@slc.gov entered name at signing as Darin Mano
2025-09-23 - 11:24:31 PM GMT

 Document e-signed by Darin Mano (darin.mano@slc.gov)
Signature Date: 2025-09-23 - 11:24:33 PM GMT - Time Source: server

 Document emailed to Keith Reynolds (Keith.Reynolds@slc.gov) for signature
2025-09-23 - 11:24:34 PM GMT

 Email viewed by Keith Reynolds (Keith.Reynolds@slc.gov)
2025-09-24 - 2:42:04 PM GMT

 Document e-signed by Keith Reynolds (Keith.Reynolds@slc.gov)
Signature Date: 2025-09-24 - 2:42:15 PM GMT - Time Source: server

 Agreement completed.
2025-09-24 - 2:42:15 PM GMT



Powered by
Adobe
Acrobat Sign