

MINUTES OF THE COMMUNITY REINVESTMENT AGENCY OF SALT LAKE CITY
Tuesday, May 13, 2025

The Board of Directors of the Community Reinvestment Agency (CRA) of Salt Lake City met on Tuesday, May 13, 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:

Mayor Erin Mendenhall, Jill Love – Chief Administrative Officer, Danny Walz – Director, Cara Lindsley – Deputy Director

Present City Staff:

Mark Kittrell – City Attorney, Thais Stewart – Deputy City Recorder, Stephanie Elliott – Minutes & Records Clerk, Scott Corpany – Staff Assistant, Kate Werrett – CRA Project Manager

Director Chair Mano presided at and conducted the meeting.

The meeting was called to order at 1:48 pm

MINUTES OF THE COMMUNITY REINVESTMENT AGENCY OF SALT LAKE CITY
Tuesday, May 13, 2025

A.

Comments:

1.

General Comments to the Board

~ 1:45 p.m.
5 min.

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

Written comments submitted to the CRA Board offices: 451 South State Street, Suite 304, P.O. Box 145476, Salt Lake City, UT. 84114-5476.

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:

Neil Amonson spoke on SLC Airport's policies and personal hangar leases.

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

~ 1:50 p.m.
5 min.

The Board will approve the meeting minutes of January 21, 2025, March 18, 2025, and March 25, 2025.

Motion:

Moved by Director Puy, seconded by Director Petro to approve the meeting minutes of January 21, 2025, March 18, 2025, and March 25, 2025.

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

Final Result: 7 – 0 Pass

2.

Resolution: CRA Budget Amendment No.2 for Fiscal Year 2024-

~ 1:55 p.m.

MINUTES OF THE COMMUNITY REINVESTMENT AGENCY OF SALT LAKE CITY
Tuesday, May 13, 2025

25

30 min.

The Board will receive a briefing about a resolution that would amend the final budget of the Community Reinvestment Agency of Salt Lake City for Fiscal Year 2024-25. Budget amendments happen several times each year to reflect adjustments in the Community Reinvestment Agency's budget, including proposed project additions and modifications, and staffing changes. The amendment includes adjustments to budgets based on property tax increment received to satisfy obligations under state law, interlocal agreements with other taxing entities, reimbursement agreements with private property owners, and additional funding for agency operations. The budget amendment also addresses an additional \$4.8 million in interest revenue and a \$1.8 million accounting error.

Summary:

Kate Werrett and Danny Walz presented the budget amendment to the Board and discussed truing up revenues, obligations and expenses, and other fund requests.

3.

Straw Polls: 9 Line Community Reinvestment Area

~ 2:25 p.m.

15 min.

The Board will consider two straw polls to approve the use of funding from the 9-Line Fund-Strategic Intervention Program for two property acquisitions in the 9-Line Community Reinvestment Area.

Summary:

Danny Walz introduced the item, Director Mano clarified that this item was not a budget amendment but an authorization to correct the release of funds for this project. There was no further discussion.

Straw Poll:

Support to release funds for the 9-Line Strategic Intervention Fund in amounts sufficient to effectuate the property purchases and exchange as discussed. All directors present voted in favor with Director Lopez Chavez absent for the vote.

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 was no report.

MINUTES OF THE COMMUNITY REINVESTMENT AGENCY OF SALT LAKE CITY
Tuesday, May 13, 2025

5.

Report of the Chair and Vice Chair

TENTATIVE

5 min.

Report of the Chair and Vice Chair.

There was no report.

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:

Project Updates: Staff
Updates: and Scheduling
Items.

Summary:

Danny Walz presented CRA updates, including staff updates, Central Station HTRZ committee funding, the Ballpark Mural Program, the SPARK Apartments grand opening, and progress on the property acquisition for the S-Line's final alignment in Sugarhouse.

Director Request:

Director Young requested that an update be provided to the Sugarhouse Community Council once the final property acquisition for the Deseret Industries property, located at approximately 2300 South and 1300 East, was completed.

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:

1.

Informational: Community Reinvestment Agency Semi-Annual Property Report

Written Briefing

The Board will receive a written briefing of all Tier 1 and Tier 2 properties owned by the CRA, as per the Land Disposition Policy. The May 2025 report includes the description, address, parcel ID, size, zoning and tier category of each property. In addition, the report details approximate acquisition date, current category of disposition, interim use and

MINUTES OF THE COMMUNITY REINVESTMENT AGENCY OF SALT LAKE CITY
Tuesday, May 13, 2025

proposed permanent use for each property.

Written briefing only, no discussion was held.

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: CRA Budget Amendment No.2 for Fiscal Year 2024-25

The Board will set the date of Tuesday, June 10, 2025 at 1 p.m. to accept public comment and consider adopting a resolution that would amend the final budget of the Community Reinvestment Agency of Salt Lake City for Fiscal Year 2024-25. Budget amendments happen several times each year to reflect adjustments in the Community Reinvestment Agency's budget, including proposed project additions and modifications, and staffing changes. The amendment includes adjustments to budgets based on property tax increment received to satisfy obligations under state law, interlocal agreements with other taxing entities, reimbursement agreements with private property owners, and additional funding for agency operations. The budget amendment also addresses an additional \$4.8 million in interest revenue and a \$1.8 million accounting error.

Motion:

Moved by Director Puy, seconded by Director Mano to adopt the consent agenda.

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

Final Result: 7 – 0 Pass

This item was revisited during the Work Session Meeting, Item 2, as it was inadvertently omitted during the initial portion of the CRA meeting. A motion was made to reconvene as the CRA Board by Council Member Mano, seconded by Council Member Dugan. The Consent Agenda motion is available in the May 13, 2025, Work Session video at timestamp 00:45:18. **Motion:**

Moved by Director Mano, seconded by Director Lopez Chavez to adjourn as the CRA Board and reconvene as the City Council.

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

Final Result: 7 – 0 Pass

F.

Tentative Closed Session

The Board will consider a motion to enter into Closed Session. A closed meeting described

MINUTES OF THE COMMUNITY REINVESTMENT AGENCY OF SALT LAKE CITY
Tuesday, May 13, 2025

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
 - (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: d. 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: 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, Alejandro Puy, Eva Lopez Chavez, Darin Mano

Final Result: 7 – 0 Pass

Motion:

Moved by Director Dugan, seconded by Director Lopez Chavez to exit Closed Session and enter back into CRA meeting.

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

Final Result: 7 – 0 Pass

Summary:

Closed Session started at 2:16 PM

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

MINUTES OF THE COMMUNITY REINVESTMENT AGENCY OF SALT LAKE CITY
Tuesday, May 13, 2025

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

City Staff in Attendance: Rachel Otto, Lindsey Nikola, Jennifer Bruno, Nick Tarbet, Mark Kittrell, Allison Parks, Danny Walz, Eric Holmes, Marcus Lee, Megahn Fenton, Erin Cunningham, Cara Lindsley, Miranda Johnson, Katee Werrett, Michael Sanders, Tracy Tran, Kristina Harrold, Wayne Mills, Allison Parks, Robyn Stine, Blake Thomas, Austin Taylor, Brownie Sebright, Jim Sirrine, Allison Rowland, Jennifer Huntsman, Lauren Parisi, Taylee Foulger, Tauni Barker, Whitney Gonzalez Fernandez, Keith Reynolds, Thais Stewart, Matt Brown

Closed Session ended at 3:27 PM

MINUTES OF THE COMMUNITY REINVESTMENT AGENCY OF SALT LAKE CITY
Tuesday, May 13, 2025

G.

Adjournment

Motion:

Moved by Director Mano, seconded by Director Lopez Chavez to close the CRA meeting and reconvene as the City Council in Work Session.

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

Final Result: 7 – 0 Pass

MINUTES OF THE COMMUNITY REINVESTMENT AGENCY OF SALT LAKE CITY
Tuesday, May 13, 2025

Meeting adjourned at 3:41 pm

Minutes Approved: September 9, 2025

Darin Mano

Darin Mano (Sep 23, 2025 17:24:10 MDT)

Community Reinvestment Agency Chair – Darin Mano

Keith Reynolds

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, May 13, 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.

May 13, 2025 CRA Meeting Minutes - Approved

Final Audit Report

2025-09-24

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