

MINUTES OF THE COMMUNITY REINVESTMENT AGENCY OF SALT LAKE CITY
Tuesday, June 10, 2025

The Board of Directors of the Community Reinvestment Agency (CRA) of Salt Lake City met on Tuesday, June 10, 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 – Community Reinvestment Agency Director, Cara Lindsley – Community Reinvestment Agency Deputy Director

Present City Staff:

Mark Kittrell – City Attorney, Matthew Brown – Deputy City Recorder, Stephanie Elliott – Minutes & Records Clerk, Taylor Hill – Constituent Liaison/Policy Analyst, Scott Corpany – Staff Assistant, Kate Werrett – CRA Project Manager, Tracy Tran – Project Manager, Browne Sebright – CRA Project Manager

Director Chair Mano presided at and conducted the meeting.

The meeting was called to order at 2:15 p.m.

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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.)

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:

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

The Board will accept public comment for 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 gave a brief introduction.

There were no public comments.

Motion:

Moved by Director Puy, seconded by Director Dugan to close the public hearing.

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

Final Result: 7 – 0 Pass

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

- | | |
|---|------------------------|
| 1. Resolution: CRA Budget Amendment No.2 for Fiscal Year 2024-25 | ~ 2:05 p.m. 10 min. |
|---|------------------------|

The Board will receive a briefing about 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 Dugan, seconded by Director Lopez Chavez to adopt Resolution 08 of 2024, approving the second amendment of the 2025 budget of the Salt Lake City Community Reinvestment Agency.

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

Final Result: 7 – 0 Pass

Summary:

Kate Werrett gave a brief introduction during the previous item B1.

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| 2. Resolution: Partnership with NeighborWorks Salt Lake for Shared Equity Workforce Housing | ~ 2:15 p.m. 30 min. |
|--|------------------------|

The Board will receive a briefing about and consider adopting a resolution that would provide \$2.1 million in financial assistance to NeighborWorks Salt Lake for the development of two affordable homeownership projects and to incorporate them into the NeighborWorks Community Land Trust, aimed at ensuring long-term affordability and community ownership of land.

Motion:

Moved by Director Petro, seconded by Director Wharton to adopt Resolution 09 of 2025, adopting the term sheet for financial assistance to

NeighborWorks Salt Lake for the Maltair and Stanbridge Projects, including an exception for the Maltair Lanes, waiving the Sustainability Development Policy threshold requirement for Emissions-Free Building Operation to enable the use of natural gas for HVAC systems, while retaining the requirement for Enhanced Energy Performance verifying the project has been designed to meet a Designed to Earn Energy Star target of 90 or higher or a corresponding Energy Use Intensity (EUI) target. If the applicant is unable to meet this requirement, they may request a modification to the term sheet for an additional waiver.

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

Final Result: 7 – 0 Pass

Summary:

Tracy Tran and Browne Sebright introduced the item, discussed the project and the waiver request by applicant **Bryce Gardner**, and the Board from NeighborWorks. Bryce Gardner stated the reason for the waiver requests was to avoid renegotiation and redesign of the phases, which would result in project delays and added costs.

Director Requests:

Director Mano requested a review of the project and architecture before funding the entire \$2.1 million to ensure it met the Board's requirements and maintained the energy efficiency requirement.

Directors collectively requested a report on how the development could achieve the highest Energy Star Ratings.

3. Informational: Eccles Theater Year-End Report ~ 2:45 p.m.
20 min.

The Board will receive a briefing from the County's Department of Arts & Culture Division about the Eccles Theater year-end report on the annual activity, financial statements, ticketing, and attendance. The management and operations of the Eccles Theater are provided through an Interlocal Agreement between the owners (Salt Lake City, Salt Lake City Community Reinvestment Agency and Salt Lake County) entitled the "Utah Performing Arts Center Operating Agreement".

Summary:

Danny Walz introduced the item. **Matt Castillo** (Salt Lake County Arts & Culture Director) and **Andrea Vanderwall** (Eccles Theater General Manager) presented the item to the Board, discussing the budgets, arts program events, volunteer patrol services reports, and public benefits for residents of Salt Lake City.

Director Requests:

Director Puy requested more advertisements for community events and benefits that the

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Eccles Theater provided for community members.

Director Petro requested strategy reports on how to encourage people of all age groups, including families, to get involved in the arts. Matt Castillo stated they would follow up with local school departments to gather information on how to activate and promote theater arts within the community.

4. Straw Poll: Ballpark Activation ~ 3:05 p.m.
5 min.

The Board will receive a briefing on a request to straw poll the use of \$75,000 from the State Street Fund-Strategic Intervention Program to approve a Professional Services Agreement to Activate the Smith's Ballpark stadium from July to December.

Summary:

Danny Walz introduced the item. Director Mano supported this item, stating it was a priority of District 1 community members to activate this area.

Straw Poll:

Support to approve the use of \$75,000 from the State Street Fund-Strategic Intervention Program to approve the Professional Services Agreement to activate the Smiths Ballpark stadium from July to December 2025. All Board Members present were in support.

Director Request:

Director Puy requested a report detailing the proposed funding uses for the activation plan and related events. Danny Walz responded the department would return to the board with information on the funding sources and budget.

5. 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.

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

Report of the Chair and Vice Chair.

There was no report.

7. 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.

- 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:
 - (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

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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.

Summary:

Closed Session started at 2:16 pm

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

Staff in attendance:

Kate Werrett
Marcus Lee
Allison Rowland
Nick Tarbet
Blake Thomas
Taylee Folger
Erin Cunningham
Miranda Johnson
Eric Holmes
Tracy Tran
Browne Sebright
Danny Walz
Allison Parks
Tauni Barker
Whitney Gonzalez Fernandez
Lehua Weaver
Rachel Otto
Megan Yuill
Jennifer Bruno
Jennifer huntsman
Mark Kittrell
Cindy Lou Trishman
Matthew Brown
Keith Reynolds

Closed Session ended at 2:35 pm

Motion:

Moved by Director Wharton, seconded by Director Petro to enter into Closed Session for the purposes of: d. strategy sessions to discuss the purchase, exchange, or lease of real property. 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, Darin Mano, Eva Lopez Chavez

Final Result: 7 – 0 Pass

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Motion:

Moved by Director Dugan, seconded by Director Puy to exit Closed Session.

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

Final Result: 7 – 0 Pass

G. Adjournment

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Meeting adjourned at 4:05 p.m.

Minutes Approved: October 14, 2025

Darin Mano

Darin Mano (Oct 16, 2025 12:30:36 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, June 10, 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.










Community Reinvestment Agency (CRA) Meeting - 6-10-2025

Final Audit Report

2025-10-16

| | |
|-----------------|---|
| Created: | 2025-10-15 |
| By: | STEPHANIE ELLIOTT (STEPHANIE.ELLIOTT@slc.gov) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAAoPiliVAFBRFpPFaD-GP7uTFKM45OoQT4 |

"Community Reinvestment Agency (CRA) Meeting - 6-10-2025" History

-  Document created by STEPHANIE ELLIOTT (STEPHANIE.ELLIOTT@slc.gov)
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-  Document emailed to darin.mano@slc.gov for signature
2025-10-15 - 8:14:31 PM GMT
-  Email viewed by darin.mano@slc.gov
2025-10-16 - 3:42:26 PM GMT
-  Signer darin.mano@slc.gov entered name at signing as Darin Mano
2025-10-16 - 6:30:34 PM GMT
-  Document e-signed by Darin Mano (darin.mano@slc.gov)
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-  Document emailed to Keith Reynolds (Keith.Reynolds@slc.gov) for signature
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-  Email viewed by Keith Reynolds (Keith.Reynolds@slc.gov)
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-  Document e-signed by Keith Reynolds (Keith.Reynolds@slc.gov)
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