



Board of Directors of the SALT LAKE CITY COMMUNITY REINVESTMENT AGENCY

AGENDA

March 10, 2026

Tuesday 2:00 PM

Council Work Room
451 South State Street, Room 326
Salt Lake City, UT 84111
CRA.SLC.GOV

BOARD MEMBERS:

Dan Dugan, Chair	Eva Lopez Chavez, Vice Chair	
Victoria Petro	Alejandro Puy	Chris Wharton
Erika Carlsen	Sarah Young	

In accordance with State Statute and City Ordinance, the meeting may be held electronically. After 5:00 p.m., please enter the City & County Building through the main east entrance.

This is a discussion among CRA Board Directors and select presenters. The public is welcome to listen, unless otherwise specified as a public comment period. Items scheduled may be moved and / or discussed during a different portion of the Meeting based on circumstance or availability of speakers. Item start times and durations are approximate and are subject to change at the Chair's discretion.

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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:

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.)

- 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 August 12, 2025, September 9, 2025, October 14, 2025, and November 18, 2025.

2. **Straw Poll: Installation of Lampposts on Main Street in the Central Business District** ~ 2:10 p.m.
30 min.

The Board will receive a briefing and consider a straw poll that would allocate \$400,000 of fiscal year 2025 CBD-Strategic Intervention Funds to support the installation of permanent pedestrian-level lampposts and festive lighting infrastructure along Main Street between South Temple and 400 South. The project is being proposed in anticipation of the April 2027 reopening of the Salt Lake Temple following its multi-year seismic renovation and restoration.

3. **Resolution: Housing Development Loan Program (HDLP) Allocations for Fiscal Year 2025-26 Funds** ~ 2:40 p.m.
30 min.

The Board will receive a briefing and consider adopting a resolution that would approve

up to \$8.1 million in Fiscal Year 2025-26 affordable housing allocations from HDLP funds. The proposed projects were selected through a competitive Notice of Funding Availability (NOFA) issued in 2025. The HDLP funds are available to projects located anywhere within Salt Lake City municipal boundaries.

4. **Informational: Housing Development Funding Strategy Fiscal Year 2026-27** ~ 3:10 p.m.
20 min.

The Board will receive an introductory briefing about the proposed Housing Development Funding Strategy for Fiscal Year 2026-27. As part of the CRA's annual budget process, the Housing Development Funding Strategy begins with a discussion of proposed housing funding priorities for the upcoming fiscal year. In a future briefing, the discussion will focus on the projected amount of revenue to be allocated to each Housing Fund for the upcoming fiscal year and the proposed funding allocations for specific housing activities.

5. **Resolution: NWQ, LLC Tax Increment Reimbursement Request** ~ 3:30 p.m.
30 min.

The Board will receive a briefing and consider adopting a resolution authorizing a property tax increment reimbursement of up to \$1,544,202 to NWQ, LLC for Phase IV of its development for improvements in the Northwest Quadrant Community Reinvestment Area. If approved, the developer will receive a percentage of the tax increment generated from Phase IV of its development for a specified timeframe, and the CRA will receive the residual tax increment for other project area development activities, CRA Administration, and affordable housing. The developer may receive a reimbursement only after the improvements are made and the property generates sufficient tax increment, with reimbursements subject to verification of the actual costs incurred by the developer.

6. **Resolution: USA Climbing at Rio Grande District – Salt Lake Mattress Company Building Follow-Up** ~ 4:00 p.m.
20 min.

The Board will receive a follow-up briefing and consider adopting a resolution approving modifications to the term sheet for the USA Climbing project, which includes the Salt Lake Mattress Company building. While the Board previously approved terms for the disposition of CRA-owned property for USA Climbing's headquarters and national training center, further evaluation found the Mattress Company building would require additional structural reinforcement, increasing project costs to \$7.3 million. USA Climbing cannot absorb costs beyond the \$6 million provided by the CRA. As an alternative, USA Climbing proposed reconstructing the building using concrete masonry block clad with the historic brick, which would require an additional \$250,000. The Board will discuss the adaptive reuse and reconstruction options.

7. **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.

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

Report of the Chair and Vice Chair.

9. 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, and
- Scheduling Items.

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 Meeting

The Board will consider a motion to enter into closed meeting. 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
 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.

G. Adjournment

CERTIFICATE OF POSTING

On or before 5:00 p.m. on Thursday, March 5, 2026, the undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was (1) posted on the Utah Public Notice Website created under Utah Code Section 63F-1-701, and (2) a copy of the foregoing provided to The Salt Lake Tribune and/or the Deseret News and to a local media correspondent and any others who have indicated interest.

KEITH REYNOLDS
SALT LAKE CITY RECORDER

Final action may be taken in relation to any topic listed on the agenda, including but not limited to adoption, rejection, amendment, addition of conditions and variations of options discussed.

The City & County Building is an accessible facility. People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the City Council Office at council.comments@slc.gov, 801-535-7600, or relay service 711.