

MINUTES OF THE COMMUNITY REINVESTMENT AGENCY OF SALT LAKE CITY
Tuesday, August 12, 2025

The Board of Directors of the Community Reinvestment Agency (CRA) of Salt Lake City met on Tuesday, August 12, 2025.

The following Board Members were present:

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

The following Board Members were absent:

Sarah Young

Present Agency Leadership:

Mayor Erin Mendenhall, Danny Walz – Director, Cara Lindsley – Deputy Director

Present City Staff:

Mark Kittrell – City Attorney, Keith Reynolds – City Recorder, Matthew Brown – Deputy City Recorder, Jill Love – Chief Administrative Officer, Lindsey Nikola – Deputy Chief of Staff, Caitlin Carlino – Minutes & Records Clerk, Tracy Tran – CRA Senior Project Manager, Browne Sebright – CRA Project Manager

Director Mano presided at and conducted the meeting.

The meeting was called to order at 2:07 p.m.

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:
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 May 5, 2025, and May 20, 2025.

Summary:

Minutes for approval were presented along with a Scrivener's error. Agenda language stated May 5, 2025's minutes; however, the May 6, 2025 meeting minutes were attached for review and approval.

Motion:

Moved by Director Wharton, seconded by Director Petro to approval of the meeting minutes of May 6, 2025, and May 20, 2025

AYE: Victoria Petro, Chris Wharton, Alejandro Puy, Darin Mano

ABSENT: Daniel Dugan, Sarah Young, Eva Lopez Chavez

Final Result: 4 – 0 Pass

2. Resolution: Palmer Court Affordable Housing Loan Amendment ~ 2:10 p.m.
20 min.

The Board will receive a briefing about and consider adopting a resolution that would assign and modify the terms of a 2008 loan agreement for \$3,000,000 between the CRA and Shelter the Homeless II, LC., which is operated by The Road Home, enabling the redevelopment of Palmer Court, at 999 South Main Street. The redevelopment will include the construction of a new affordable residential development, Gardens at Palmer, located east of the Current Project, to enable the preservation and expansion of deeply affordable and permanent supportive housing.

Summary:

Browne Sebright and Tracy Tran presented the item and summarized the loan modification request.

Director Remarks:

Director Mano clarified the loan request was a term renegotiation designating long-term rentals without additional funding and stated support for this project's positive impacts on families, safety, and housing.

Director Petro stated Shelter The Homeless needed more support during a particularly challenging moment in time.

Director Puy said this was an example of Salt Lake City using a combination of action and tax dollars to tackle homelessness issues.

Motion:

Moved by Director Puy, seconded by Director Petro to adopt Resolution 12 of 2025 approving an amendment to the 2008 Palmer Court loan.

AYE: Victoria Petro, Daniel Dugan, Chris Wharton, Alejandro Puy, Darin Mano

ABSENT: Sarah Young, Eva Lopez Chavez

Final Result: 5 – 0 Pass

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| 3. Tentative - Resolution: Amended and Restated Lease for Delta Center | TENTATIVE

20 min. |
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The Board will receive a briefing about and consider adopting a resolution that would amend and restate the lease for the Delta Center.

Summary:

Mayor Mendenhall presented the item, noting that while the original \$1-per-year lease was a symbolic gesture of support, this renegotiation secured long-term benefits for the City. She highlighted Smith Entertainment Group’s plan to develop a vibrant culture and convention district and emphasized that the land remained publicly owned for the benefit of future generations

Mark Kittrell discussed the term sheet, provisions, and stated public benefits.

Director Requests:

Director Puy requested protection or relocation of the art on the north side of the Delta Block. Mark Kitrell said the requests could be discussed for inclusion in the terms.

Director Lopez Chavez arrived during this item.

Motion:

Moved by Director Lopez Chavez, seconded by Director Puy to adopt Resolution 13 of 2025, Amended and Restated Lease for Delta Center.

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

ABSENT: Sarah Young

Final Result: 6 – 0 Pass

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 reports and 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 reports of the Chair and Vice Chair.

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;
- Event and Program Updates;
- Staff Updates; and
- Scheduling Items.

Summary:

Danny Walz provided an update on the status of the Whipple property lease, the Accessory Dwelling Unity (ADU) Construction Loan Program, upcoming Ballpark and Gallivan events, and CRA staff updates.

- 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

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 Petro, 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, and attorney-client matters.

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

ABSENT: Sarah Young

Final Result: 6 – 0 Pass

Motion:

Moved by Director Lopez Chavez, seconded by Director Wharton to exit the Closed Session

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

ABSENT: Sarah Young

Final Result: 6 – 0 Pass

Meeting started at 2:10 p.m.

Council Members in attendance: Council Members Petro, Puy, Wharton, Lopez Chavez, Mano and Dugan

Council Members absent: Council Member Young

Council Member Lopez Chavez excused herself for part of the discussion.

Staff in attendance: Mayor Mendenhall, Jill Love, Lindsey Nikola, Andrew Wittenberg, Megan Yuill, Tina Nee, Jennifer Bruno, Lehua Weaver, Mark Kittrell, Allison Parks, Jennifer Huntsman, Danny Walz, Kathryn Morelock, Wayne Mills, Baylee White, Whitney Gonzalez Fernandez, Tauni Barker, Lauren Parisi, Kristina Harrold, Marcus Lee, Nick Tarbet, Allison Rowland, Michael Sanders, Cindy Lou Trishman, Keith Reynolds, Matthew Brown

Meeting ended at 2:56 p.m.

G. Adjournment

MINUTES OF THE COMMUNITY REINVESTMENT AGENCY OF SALT LAKE CITY
Tuesday, August 12, 2025

Meeting adjourned at 3:35 p.m.

Minutes Approved: March 10, 2026



Dan Dugan (Mar 11, 2026 14:27:57 EDT)

Community Reinvestment Agency Chair – Dan Dugan



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, August 12, 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.

8-12 CRA Minutes Approved

Final Audit Report

2026-03-11

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-  Document created by Caitlin Carlino (caitlin.carlino@slc.gov)
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-  Signer dan.dugan@slc.gov entered name at signing as Dan Dugan
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