

MINUTES OF THE COMMUNITY REINVESTMENT AGENCY OF SALT LAKE CITY
Tuesday, November 18, 2025

The Board of Directors of the Community Reinvestment Agency (CRA) of Salt Lake City met on Tuesday, November 18, 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:

Rachel Otto – Mayor’s Chief of Staff, Danny Walz – CRA Director, Cara Lindsley – CRA Deputy Director

Present City Staff:

Mark Kittrell – City Attorney, Keith Reynolds – City Recorder, Caitlin Carlino – Minutes & Records Clerk, Matthew Brown – Deputy City Recorder, Taylor Hill – Constituent Liaison/Policy Analyst, Scott Corpany – Staff Assistant, Jennifer Bruno – Executive Director, Kate Werrett – Budget & Policy Analyst, Marcus Lee – CRA Project Coordinator, Austin Taylor – CRA Project Manager

Director Mano presided at and conducted the meeting.

The meeting was called to order at 2:10 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.)

Public Comments:

Lisa Imamura, representing the Salt Lake Buddhist Temple and the Japanese Church of Christ, stated support for the Japantown streetscape and thanked CRA staff and the Mayor for including the Japanese-American community in the design process and asked the Board to fully fund the project.

Jan Aramaki, representing the Salt Lake Buddhist Temple and the Japanese Church of Christ, stated support for the Japantown streetscape and expressed optimism for revitalization of the area.

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 2025-26

The Board will accept public comment about a resolution that would amend the final budget of the Community Reinvestment Agency of Salt Lake City for Fiscal Year 2025-26. 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 reallocating funding from the Depot District Infrastructure Improvements Program and Program Income Fund to the Depot District Infrastructure Property Acquisition Program, among other items.

Summary:

Kate Werrett provided an introduction to the item.

There were no public comments.

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 June 3, 2025 and June 10, 2025

Motion:

Moved by Director Puy, seconded by Director Dugan to approve the meeting minutes of June 3, 2025 and June 10, 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 2025-26 Follow-Up ~ 2:10 p.m.
10 min.

The Board will receive a follow-up briefing and consider adopting a resolution that would amend the final budget of the Community Reinvestment Agency of Salt Lake City for Fiscal Year 2025-26. 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

reallocating funding from the Depot District Infrastructure Improvements Program and Program Income Fund to the Depot District Infrastructure Property Acquisition Program, among other items.

Motion:

Moved by Director Puy, seconded by Director Dugan to close the public hearing and adopt Resolution 19 of 2025, CRA Budget Amendment No. 2 for Fiscal Year 2025-26.

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

Final Result: 7 – 0 Pass

3. Informational: 100 South Between 600 West and Dansie Drive Pre-Disposition Report ~ 2:20 p.m. 20 min.

The Board will receive a briefing about plans for the disposition of 2.33 acres of land at approximately 100 South between 600 West and Dansie Drive in the Depot District project area. The CRA proposes to sell the property for a redevelopment project that may include housing, artist spaces, and urban farming.

Summary:

Austin Taylor presented the Property Pre-Disposition Report, which included the property proposal, redevelopment goals, and timeline.

Directors and staff discussed:

- The rationale for selling the property rather than pursuing a ground lease, including the benefit of a one-time cash infusion to support infrastructure improvements in the Rio Grande District
- A preference for multi-family residential development instead of parking structures or self-storage facilities
- Clarification of the property’s location and responsibility for sidewalk, curb, and gutter improvements
- Options for deed restrictions, development agreements, or other mechanisms to secure public benefits such as walkability and lower lease rates for local businesses
- Details regarding a vertical farming structure on the site
- Challenges in balancing the sale of this and future properties to generate funds for improvements in other project areas intended to provide public benefit

4. Informational: Japantown Streetscape and Public Art Update ~ 2:40 p.m. 30 min.

The Board will receive a briefing about the Japantown Streetscape Design and public art efforts. Since 2018, the CRA has partnered with the Japanese American community

regarding development matters on Japantown Street, which evolved into the official Japantown Design Strategy project. The CRA has worked with GSBS Architects and the Community to translate desires into actionable design elements. The 40% design package contains construction documents of the streetscape and placemaking project should the Board decide to move forward with more design.

Summary:

Danny Walz provided an introduction. Marcus Lee and **Ben Rodes** (Landscape Architect, GSBS Architects) presented the item which included information on the design elements of the Japantown Streetscape, community involvement, project costs, and next step options.

Directors expressed appreciation to CRA staff and the Japanese-American community for their work on the project and discussed potential next steps and funding details. Directors noted the importance of timely follow-through while acknowledging possible delays and changes in the project based on future collaboration with Smith Entertainment Group (SEG).

Director Requests:

Director Mano requested further information to identify funding for immediate improvements such as a mural and cherry trees in temporary planters by the Spring of 2026.

Director Young requested an in-person meeting/presentation to SEG with the architect and others involved to bring awareness of the City's vision for the Japantown area. Danny Walz said a presentation would be arranged.

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 or announcements from the Executive Director.

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

Report of the Chair and Vice Chair.

There was no report of the Chair and Vice Chair.

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:

- Project Updates, and
- Scheduling Items.

Summary:

Danny Walz provided announcements to the Board including:

- Notice of Funding Releases (NOFA) for the Housing Development Loan Program (HDLP) and Residential Wealth Building Program
- Upcoming ribbon cutting ceremonies for the Citizens West 2 & 3 Developments and a Perpetual Housing Fund (PHF) Development
- Additional details of PHF presentation which included investment updates, current and future projects, and a more detailed report planned for an either January 2026 or February 2026 Board Meeting

Director Requests:

Director Petro requested data results on the Residential Wealth Building Program.

Director Mano requested a review of the contract with PHF to ensure alignment with conditions outlined in the contract. Danny Walz said a report would be provided to the Board.

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 November 2025 report includes the

description, address, parcel ID, size, zoning, and tier category of each property. In addition, the report details the approximate acquisition date, current category of disposition, interim use, and 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:

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.
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.

Item not held.

G. Adjournment

MINUTES OF THE COMMUNITY REINVESTMENT AGENCY OF SALT LAKE CITY
Tuesday, November 18, 2025

Meeting adjourned at 3:31 p.m.

Minutes Approved: March 10, 2026

Community Reinvestment Agency Chair – Dan Dugan

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, November 18, 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.

11-18-2025 CRA Minutes Approved

Interim Agreement Report

2026-03-12

Created:	2026-03-11
By:	Caitlin Carlino (caitlin.carlino@slc.gov)
Status:	Out for Signature
Transaction ID:	CBJCHBCAABAA_9jhcFiyUFtSnFMT_J5RD54C3kxF2RGj

Agreement History

Agreement history is the list of the events that have impacted the status of the agreement prior to the final signature. A final audit report will be generated when the agreement is complete.

"11-18-2025 CRA Minutes Approved" History

 Document created by Caitlin Carlino (caitlin.carlino@slc.gov)
2026-03-11 - 7:04:02 PM GMT

 Document emailed to dan.dugan@slc.gov for signature
2026-03-11 - 7:04:34 PM GMT

