

MINUTES OF THE COMMUNITY REINVESTMENT AGENCY OF SALT LAKE CITY
Tuesday, September 9, 2025

The Board of Directors of the Community Reinvestment Agency (CRA) of Salt Lake City met on Tuesday, September 9, 2025.

The following Board Members were present:

Victoria Petro, Daniel Dugan, Sarah Young, Chris Wharton, Alejandro Puy, Darin Mano

The following Board Members were absent:

Eva Lopez Chavez

Present Agency Leadership:

Rachel Otto – Chief of Staff, Danny Walz – Director, Cara Lindsley – Deputy Director

Present City Staff:

Mark Kittrell – City Attorney, Jennifer Bruno – Executive Director, Nick Tarbet – Council Deputy Director, Lehua Weaver – Council Deputy Director, DeeDee Robinson – Minutes & Records Clerk, Thais Stewart – Deputy City Recorder, Taylor Hill – Constituent Liaison/Policy Analyst, Scott Company – Staff Assistant, Kate Werrett – Budget & Policy Analyst, Lauren Parisi – CRA Senior Project Manager, Makena Hawley – CRA Project Manager

Director Dugan presided at and conducted the meeting.

The meeting was called to order at 2:09 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:

Kristina Robb (Chair, East Liberty Park Community Organization – ELPCO) spoke to a City-wide land-use and transportation committee created by ELPCO in an effort to expand affordable housing, requested improved communication channels with Council/Board Members to ensure favorable collaboration, and asked the CRA to advocate for generational green space as it applied to the Ballpark NEXT project.

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 April 8, 2025; May 13, 2025; May 20, 2025; and July 8, 2025.

Motion:

Moved by Director Puy, seconded by Director Young to approve the meeting minutes of April 8, 2025; May 13, 2025; May 20, 2025; and July 8, 2025.

AYE: Victoria Petro, Daniel Dugan, Sarah Young, Alejandro Puy, Darin Mano

ABSENT: Chris Wharton, Eva Lopez Chavez

Final Result: 5 – 0 Pass

2. Resolution: Ballpark NEXT Community Design Plan ~ 2:10 p.m.
40 min.

The Board will receive a briefing and consider adopting a resolution that would endorse the Ballpark NEXT Community Design Plan for the City-owned Smith's Ballpark and parking lot. The plan focuses on the adaptive reuse and redevelopment of the existing Smith's Ballpark to promote connectivity, green space, community-centered space, wellness, neighborhood safety, and history.

Director Wharton joined the meeting during this agenda item.

Summary:

Lauren Parisi and Makena Hawley presented information regarding the plan, including:

- Vision of the proposed area
- Three proposed re-use scenarios
- Deep understanding of existing conditions and technical analysis in the plan
- Summary of resident concerns such as green space, housing, building height, community space, retaining baseball's history, etc., and solutions to those concerns
- Ballpark next steps

Makena Hawley introduced Cornerstone and Craig Taylor who was present as the group responsible for activating the ballpark.

Directors, Jennifer Bruno, and staff discussed details of the plan, including:

- 1300 South access to buildings/interior of the block
- The amount of green space proposed
- The pledge for funds from the Larry H. Miller Family Foundation
- The resolution's approval process
- Liquor licenses and proximity to playgrounds, religious institutions, libraries, etc. and the availability of detailed maps

3. Resolution: Disaster Relief Loan Program ~ 2:50 p.m.
20 min.

The Board will receive a briefing about a resolution that would adopt the Disaster Relief Loan Program Policy. The proposal would provide immediate financial assistance to targeted businesses and property owners who have suffered significant damage or destruction due to fire, flooding, earthquakes, or storms.

Summary:

Kate Werrett provided an introduction and clarified this program was aimed at helping the affected businesses from the recent Main Street fire on August 11, 2025.

Danny Walz presented information regarding the program, including:

- Purpose and goals
- The Board's areas of responsibility (allocation of funds, availability of program, etc.)
- Threshold requirements (located in a CRA Project Area, sustained direct and verifiable damage, applicant must be property owner or lessee, etc.)
- Loan term, interest rate, and security details
- Next steps

Directors and staff discussed:

- Funding the program in perpetuity but only deployed in response to an eligible event
- Establishing requirements for rebuilding/remodeling damaged structures
- Clarifying language on timeframes for accepting applications/utilizing funding
- Expectations of what constituted a public benefit when receiving funding
- Consideration for the program to be a revolving loan fund

Director Requests:

Director Petro requested further policy discussion regarding extending this program into the future.

Director Puy requested clarification on the intended timeframes for remodeling/rebuilding to occur.

4. Resolution: CRA Budget Amendment No.1 for Fiscal Year 2025-26 ~ 3:10 p.m.
20 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 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 consolidates multiple funding sources into the proposed Disaster Relief Loan Program (DRLP) and the Commercial Development Loan Program, among other items.

Summary:

Kate Werrett provided an introduction.

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Danny Walz presented information on the budget amendment, including:

- Current vs. proposed DRLP and Commercial Development Loan Program (CDLP) budgets
- Proposed budgets by program (existing reserve totals prior to 2026)
- Proposed total amended budgets by program

Directors and staff discussed:

- Funding and expending the CDLP and if the diminished balance would affect applicants
- Resulting effects of other projects across the city due to funds being redirected to the DRLP

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:

- Project Updates; and
- Scheduling Items.

Summary:

Danny Walz presented updates on the following:

- Sugar House Deseret Industries (DI) property disposition/S-Line extension funding approved
- Japantown streetscape and design documents
- North Temple – Folsom Corridor property (51 South 1000 West) – deadline for lease applications September 15, 2025

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: Semiannual Status Report on CRA Commercial Loan Portfolio** Written Briefing

The Board will receive a written briefing about the status of the CRA’s commercial loan portfolio. This report identifies the following:

- New loans approved between January 1, 2025 and June 30, 2025
- Remaining amount available in the existing portfolio
- Outstanding principal for the Revolving Loan Fund
- Any delinquencies

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.1 for Fiscal Year 2025-26**

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The Board will set the date of Tuesday, October 14, 2025 at 2 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 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 consolidates multiple funding sources into the proposed Disaster Relief Loan Program (DRLP) and the Commercial Development Loan Program, among other items.

Motion:

Moved by Director Young, seconded by Director Petro to approve the Consent Agenda.

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

ABSENT: Eva Lopez Chavez

Final Result: 6 – 0 Pass

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.

Item not held.

G. Adjournment

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Meeting adjourned at 3:26 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, September 9, 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.