

MINUTES OF THE COMMUNITY REINVESTMENT AGENCY OF SALT LAKE CITY
Tuesday, October 14, 2025

The Board of Directors of the Community Reinvestment Agency (CRA) of Salt Lake City met on Tuesday, October 14, 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:

Jill Love – Chief Administrative Officer, Danny Walz – Director, Cara Lindsley – Deputy Director

Present City Staff:

Mark Kittrell – City Attorney, Keith Reynolds – City Recorder, DeeDee Robinson – Minutes & Records Clerk, Taylor Hill – Constituent Liaison/Policy Analyst, Scott Corpany – Staff Assistant, Lindsey Nikola – Deputy Chief of Staff, Kate Werrett – Budget & Policy Analyst, Tracy Tran – Project Manager, Marcus Lee – CRA Project Coordinator, Kristina Harrold – CRA Project Manager, Browne Sebright – CRA Project Manager, Taylee Foulger – CRA Project Manager

Director Mano presided at and conducted the meeting.

The meeting was called to order at 2:05 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:

1. Resolution: CRA Budget Amendment No.1 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 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 a brief introduction.

There were no public comments.

Motion:

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

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

ABSENT: Alejandro Puy, Eva Lopez Chavez

Final Result: 5 – 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. 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 Dugan, seconded by Director Young to approve the meeting minutes of June 3, 2025 and June 10, 2025.

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

ABSENT: Alejandro Puy, Eva Lopez Chavez

Final Result: 5 – 0 Pass

2. Resolution: Disaster Relief Loan Program Follow-up ~ 2:10 p.m.
10 min.

The Board will receive a follow-up briefing and consider approving 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 to the briefing.

Danny Walz indicated the CRA was seeking approval from the Board for the proposed program, provided details on the 12-month period from qualifying event to application submittal, and noted the conditional letter of approval could include a time frame in which rebuilding work needed to be completed.

Directors and Danny Walz discussed goals of the program, allowance for participating businesses to rebuild and return to work expeditiously, and differences between the CRA funds and Council (Economic Development Loan Fund) funds for this program.

Directors were in agreement that the program was a way to help the Main Street businesses rebuild and return to work as fast as possible.

Motion:

Moved by Director Dugan, seconded by Director Young to adopt Resolution 14 of 2025, approving the creation of the Disaster Relief Program.

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

ABSENT: Alejandro Puy, Eva Lopez Chavez

Final Result: 5 – 0 Pass

3. Resolution: CRA Budget Amendment No.1 for Fiscal Year 2025-26 Follow-Up ~ 2:20 p.m.
5 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 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.

Danny Walz provided details of the budget amendment (just over \$14.4M), including the intent for funding to be available for disbursement through the Commercial Development Loan Program (CDLP) (\$9.4M) and the Disaster Relief Loan Program (DRLP) (\$5M).

Directors and Staff discussed fund distribution after a project area expired with clarification that funds could only be used in the expired project area or on citywide housing.

Motion:

Moved by Director Dugan, seconded by Director Wharton to adopt Resolution 15 of 2025, approving the first amendment of the Fiscal Year 2026 budget of the Salt Lake City Community Reinvestment Agency.

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

ABSENT: Alejandro Puy, Eva Lopez Chavez

Final Result: 5 – 0 Pass

4. Resolution: Modifications of Loan Terms for Book Cliffs Lodge Affordable Housing Construction ~ 2:25 p.m.
20 min.

The Board will receive a briefing and consider approving a proposal to modify three existing City loans for the Book Cliffs Lodge affordable housing project, at 1159 South West Temple. Working with the Housing Authority Management Enterprise (HAME) of Salt Lake City, the Community Reinvestment Agency (CRA) proposes to standardize and clarify the terms of these loans, since they were awarded through different City processes in 2018, 2023, and 2024. If the Board chooses to modify the loans, which total \$4.74 million, all three would have 40-year terms at 2.5% interest and cash-flow repayments, and they would comply with the terms of the 2024 Housing Development Loan Program (HDLP).

Summary:

Director Mano disclosed his service on the Board of the Housing Authority, of which Housing Authority Management Enterprise (HAME) was a subsidiary of.

Allison Rowland provided an introduction.

Kristina Harrold and Tracy Tran provided an overview of the history of the project/funding sources, proposed amended terms, and considerations for the Board.

Director Mano spoke to the project's loan history, being a mixed-income project, and partnership details for additional context.

Directors and Staff discussed the affordability structure of the units and the availability of project-based vouchers.

Motion:

Moved by Director Dugan, seconded by Director Wharton to adopt Resolution 16 of 2025, amending and aligning loan terms for Book Cliffs Lodge.

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

ABSENT: Alejandro Puy, Eva Lopez Chavez

Final Result: 5 – 0 Pass

5. **Resolution: Partnership with NeighborWorks Salt Lake for Shared Equity Workforce Housing – Sustainability Waiver Request** ~ 2:45 p.m. 20 min.

The Board will receive a briefing and consider adopting a resolution that would approve the proposed amended and restated term sheet for NeighborWorks Salt Lake for the Maltair Lanes development, at 1002 West 200 South, and the Stanbridge development at 319 North 800 West. In the resolution, the Board is asked to waive the threshold requirements for Enhanced Energy Performance (including participation in the City's Elevate Buildings Program) and for Emission-Free Building Operation to enable the use of natural gas for HVAC systems only. The \$2.1 million in CRA Funds would be provided to NeighborWorks for acquisition reimbursement, hard construction costs, site improvements, and related soft costs to develop the projects.

Summary:

Director Puy joined the meeting during this agenda item.

Browne Sebright and Tracy Tran provided information regarding:

- Background of the project
- Sustainability policy details (applicable to all projects that received CRA funds)
- Waiver request details for the Maltair Lanes project
- NeighborWorks submission details (scoring 69 ENERGY STAR rating, below the 90 ENERGY STAR requirement)
- The waiver for Maltair Lanes being the first housing development that would not meet the sustainability policy since adoption
- Considerations for the Board

Cara Lindsley provided clarification on ENERGY STAR 90 designation/calculation and how the score was calculated for the Maltair project.

Dave Foster (NeighborWorks) described the history of the Maltair project’s design process, the current permitting process, and goals for the future Stanbridge project to fully meet the needs of the sustainability policy.

Directors discussed the importance of this waiver request being an exception and not a precedence, due to the late stages of development and rising inflationary costs.

Director Requests:

Director Petro requested a review on how the sustainability ordinance could be modified so that it did not hinder needed housing, while maintaining the sustainability goals of the CRA.

Director Puy requested more information regarding the current CRA sustainability goals and if they were achievable for smaller developments.

Director Dugan offered a friendly amendment to the motion, adding to the legislative intent, the consideration for upfront versus lifecycle costs to the tenant. Both the mover (Director Wharton) and the seconder (Director Petro) agreed to the amended motion.

Motion:

Moved by Director Wharton, seconded by Director Petro to adopt Resolution 17 of 2025, approving the amended and restated term sheet for NeighborWorks Salt Lake, with a legislative intent that CRA staff study sustainability requirements for smaller developments, with consideration for upfront versus lifecycle costs to tenants.

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

NAY: Daniel Dugan

ABSENT: Eva Lopez Chavez

Final Result: 5 – 1 Pass

6. Resolution: Salt Lake Central Housing and Transit Reinvestment Zone Interlocal Agreement	~ 3:05 p.m. 20 min.
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The Board will receive a briefing and consider adopting the proposed Salt Lake Central Housing and Transit Reinvestment Zone (HTRZ) Interlocal Agreement to authorize the sharing of tax increment between Salt Lake City and the Salt Lake City Community Reinvestment Agency. The State code requires the City and CRA to enter into an interlocal agreement to release funds to the project area. The HTRZ Plan outlines the participating taxing entities, tax increment participation rates, the term of tax increment collection, and the planned utilization of tax increment funds in the project area.

Summary:

Marcus Lee and Kate Werrett provided information regarding:

- Objectives and requirements within HTRZ zones
- Details of the Salt Lake Central HTRZ map
- Salt Lake Central HTRZ approval term details (approved by the State HTRZ committee on May 1, 2025)
- Next steps for Phases I and II tax increment collection details
- Amending details of the HTRZ if a Frontrunner station was relocated within the project area

Motion:

Moved by Director Dugan, seconded by Director Petro to adopt Resolution 18 of 2025, approving the Salt Lake Central HTRZ Interlocal Agreement between Salt Lake City and The Salt Lake City Community Reinvestment Agency.

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

ABSENT: Eva Lopez Chavez

Final Result: 6 – 0 Pass

7. Informational: Tier 1 Pre-Disposition Report for Sugar House Properties ~ 3:25 p.m.
20 min.

The Board will receive a briefing about plans for the disposition of the properties at 1085 East Simpson Drive and 2234 South Highland Drive, in the former Sugar House Project Area, to Salt Lake City to use as right-of-way for the extension of the S-Line. The disposition and redevelopment of the property is one of the last actions for the CRA to complete before dissolving the project area. The briefing includes the property's reuse plan, the method of disposition, and the suggested timeline of disposition, as well as other information relevant to the disposition of the property.

Summary:

Tracy Tran provided information regarding the overview/background of the S-Line and

CRA properties, details of the S-Line alignment and current design plan, the pre-disposition report, and next steps/timeline of the process.

Directors and Staff discussed support for the project and the best way for community members to share their feedback during the request for proposal (RFP) process.

8. Resolution: CRA Budget Amendment No.2 for Fiscal Year 2025-26 ~ 3:45 p.m.
30 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 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:

Danny Walz provided information regarding proposed budget amendment details (reallocating existing funds for the acquisition of property), the proposed acquisition allowing the CRA to further infrastructure and rights-of-way design for the Depot District, and current versus proposed project budget details.

Directors and Staff discussed if the Depot District project was on track to finalize all infrastructure/property acquisition needs and the newly adopted HTRZ interlocal agreement being a major funding mechanism (most likely through bonding) to build out infrastructure for the Depot District project.

9. Straw Poll: 9-Line Property Construction Related Supplies and Services ~ 4:15 p.m.
10 min.

The Board will receive a briefing on a request to straw poll the use of \$600,000 from 9-Line Strategic Intervention Funds for construction-related supplies and services on a Community Reinvestment Agency-owned development site.

Summary:

Austin Taylor introduced the Straw Poll.

Straw Poll:

Support for the use of \$600,000 from 9-Line Strategic Intervention Funds for

construction-related supplies and services on a CRA-owned development site. All Directors present were in favor, with Director Lopez Chavez absent.

10. Straw Poll: 9-Line Project Area West Side Public Art Installation ~ 4:25 p.m.
10 min.

The Board will receive a briefing on a request to straw poll the use of an additional \$50,000 from the 9-Line Fund Arts and Culture Program appropriation. \$400,000 has been previously allocated, bringing the project total to \$450,000 to complete the iconic west side public art installation.

Summary:

Browne Sebright introduced the Straw Poll.

Renato Olmedo-González provided information relating to what the requested funding would be used for including design fees, structural engineering, consultation fees, materials, insurance, fabrication, honorarium, etc.

Straw Poll:

Support for additional \$50,000 from the 9-Line Fund Arts and Culture Program appropriation for a project total of \$450,000 to complete the iconic westside public art installation. All Directors present were in favor, with Director Lopez Chavez absent for the poll.

11. 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.

Item not held.

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

Report of the Chair and Vice Chair.

Summary:

- Director Mano announced three upcoming activities in the Ballpark neighborhood:
- October 15, 2025 – Community discussion regarding the future development of the ballpark site led by the Ballpark Action Team located at The Hearth
 - October 16, 2025 – Celebration for the CRA funded ballpark murals held at Big Willies, 5:00 p.m.
 - October 17, 2025 – Grand opening of the CRA funded futsal courts underneath the State Street overpass in the Central 9th neighborhood

13. 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 and Taylee Folger provided the following updates:

- Ballpark Mural Program
- Housing Development Loan Program (HDLP) Notice of Funding Availability (NOFA) released this week
- Residential Wealth Building Pilot Program NOFA released this week
- Liberty Corner Multi-family Community at 265 West 1300 South groundbreaking was held on September 30, 2025 (a CRA funded project)
- Ribbon cutting for the Perpetual Housing Fund of Utah's 515 Tower to be held October 30, 2025 (a CRA funded project)

Director Request:

Director Mano requested an update on the 515 Tower, including current financing status, anticipated project next steps, the availability of funding, and expected tenant outcomes.

- 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:

1. Set Date – Resolution: CRA Budget Amendment No.2 for Fiscal Year 2025-26

The Board will set the date of Tuesday, November 18, 2025 at 2 p.m. to accept public comment and consider approving 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 Wharton, seconded by Director Dugan 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 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:

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- (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.

Motion:

Moved by Director Petro, seconded by Director Dugan to enter into Closed Session for the purposes of strategy sessions to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares, if public discussion of the transaction would: (i) disclose the appraisal or prevent the public body from completing the transaction on the best possible terms and 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

ABSENT: Eva Lopez Chavez

Final Result: 6 – 0 Pass

Motion:

Moved by Director Dugan, seconded by Director Petro to exit the Closed Session.

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

ABSENT: Eva Lopez Chavez

Final Result: 6 – 0 Pass

Summary:

Meeting start time: 3:40 p.m.

Location – Work Session Room 326 with the option to join via Zoom.

Directors present in person: Chris Wharton, Victoria Petro, Dan Dugan, Darin Mano, and Sarah Young. Director Alejandro Puy was online.

Additional Attendees: Jill Love, Lindsey Nikola, Jennifer Bruno, Lehua Weaver, Allison Rolland, Lisa Hunt, Ben Luedtke, Jennifer Huntsman, Danny Walz, Tracy Tran, Mark Kittrell, Browne Sebright, Austin Taylor, Moichael Sanders, Marcus Lee, Tammi Barker, Wayn White, Cara Lindsley, Keith Reynolds, and Thais Stewart.

Meeting ended: 4:03 p.m.

G. Adjournment

Meeting adjourned at 4:33 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, October 14, 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.