



**Board of Directors of the
SALT LAKE CITY
COMMUNITY REINVESTMENT AGENCY**

AGENDA

April 14, 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:

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.)

- 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 December 9, 2025.

2. **Resolution: Housing Development Funding Strategy Annual Priorities Fiscal Year 2026-27** ~ 2:10 p.m.
30 min.

The Board will receive a briefing and consider adopting a resolution that would approve the Fiscal Year 2026-27 priorities for the Housing Development Funding Strategy. These priorities include: deeply affordable housing, affordable family housing with amenities for children, wealth-building opportunities, expanding opportunities, and neighborhood services and commercial spaces.

3. **Resolution: Pickle and Hide Mixed-Use Development Tax Increment Reimbursement Request Term Review** ~ 2:40 p.m.
30 min.

The Board will receive a briefing and consider adopting a resolution that would approve modifications to the terms of a Tax Increment Reimbursement Agreement with Mountain West Development, LLC, for the Pickle & Hide development in the 900 South Housing and Transit Reinvestment Zone (HTRZ). On March 18, 2025, the Board adopted a resolution approving the original Tax Increment Reimbursement Agreement. After obtaining the necessary permits, the developer demolished the Utah Pickle Co. building, prompting reconsideration of the previously approved agreement.

4. Straw Poll: Rio Grande District Public Improvements ~ 3:10 p.m.
20 min.

The Board will receive a briefing and consider a straw poll that would allocate an unbudgeted \$3,705,316 from the Depot District Infrastructure Improvements Program to the Depot District Infrastructure, Design, Construction, and Site Work Project. The project budget was created through Budget Amendment No.2 of Fiscal Year 2023-24, which allowed the CRA to begin implementing plans for public improvements in the Rio Grande District.

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.

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

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.

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 July 1, 2025 and December 31, 2025
- Remaining amount available in the existing portfolio
- Outstanding principal for the Commercial Loan Fund
- Any delinquencies

- 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 Utah Code Annotated (UCA) Section §52-4-205 may be held for specific purposes including, but not limited to discussing:

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.

G. Adjournment

CERTIFICATE OF POSTING

On or before 5:00 p.m. on Thursday, April 9, 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.