

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

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

The following Board Members were present:

Victoria Petro, Daniel Dugan, Sarah Young, Chris Wharton, Darin Mano, Eva Lopez Chavez

The following Board Members were absent:

Alejandro Puy

Present Agency Leadership:

Mayor Erin Mendenhall, Danny Walz – Community Reinvestment Director

Present City Staff:

Mark Kittrell – City Attorney, Keith Reynolds – City Recorder, Jill Love – Chief Administrative Officer Stephanie Elliott – Minutes & Records Clerk, Matthew Brown – Deputy City Recorder, Taylor Hill – District Liaison/Policy Specialist, Scott Corpany – Staff Assistant, Rachel Otto – Chief of Staff, Mary Beth Thompson – Chief Financial Officer

Director Mano presided at and conducted the meeting.

The meeting was called to order at 2:06 p.m.

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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.)

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. Resolution: Ballpark NEXT Community Design Plan Follow-Up ~ 2:05 p.m.
20 min.

The Board will receive a follow-up briefing and consider approving a resolution that would adopt 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.

Summary:

Danny Walz introduced the item and thanked the City Attorney's Office for their collaboration on the resolution.

Director Mano thanked Salt Lake City staff for their hard work and expressed excitement about the plan's future.

Motion:

Moved by Director Dugan, seconded by Director Wharton to adopt

Resolution 20 of 2025, to approve the Ballpark NEXT Community Design Plan.

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

ABSENT: Alejandro Puy

Final Result: 6 – 0 Pass

2. CRA Audit Review and Approval for Fiscal Year 2024-25 ~ 2:25 p.m.
20 min.

The Board will review and consider approval of the Fiscal Year 2024-25 CRA Audit, which shows the Agency's financial conditions as of June 30, 2025.

Summary:

Mary Beth Thompson introduced the item.

Paul Skeen (CPA and EideBailly Audit Partner) presented the audit, reported no findings of concern, and delivered an overall clean audit decision. Paul Skeen clarified to the Board that all municipal audits must be submitted to the State Auditor's Office annually and was available for public review.

Motion:

Moved by Director Dugan, seconded by Director Petro to approve the CRA Fiscal Year 2024-2025 Final Audit.

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

ABSENT: Alejandro Puy

Final Result: 6 – 0 Pass

3. 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 or announcements from the Executive Director.

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

Report of the Chair and Vice Chair.

Summary:

Director Dugan thanked Director Mano for serving on the CRA Board.

Director Mano thanked the City and staff for the opportunity to serve as CRA Chair.

5. 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:

- Staff Announcements,
- Project Updates, and
- Scheduling Items.

Summary:

Danny Walz presented updates on the Notice of Funding Availability applications for the Housing Development Loan and the Residential Wealth Building Programs, and highlighted that the Aster Apartments won the 2025 Urban Land Institute Award for their mixed-income model.

Danny Walz thanked Directors Dugan and Mano for their service and leadership on the CRA 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:

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;

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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.

Summary:

Closed Session started at 2:30 p.m.

Directors in attendance: Directors Dugan, Wharton, Petro, Young, Mano, Lopez Chavez, and Director-Elect Carlsen

Directors absent: Director Puy

Staff in attendance: Keith Reynolds, Matt Brown, Jennifer Bruno, Mark Kittrell, Danny Walz, Jennifer Huntsman, Lauren Parisi, Cindy Lou Trishman, Lehua Weaver, Nick Tarbet, Jill Love, Kate Werrett, Marcus Lee, Browne Sebright, Makena Hawley, Allison Rowland, Nick Norris, Kristina Harold, Taylee Foulger, Eric Holmes, Michael Sanders, Meghan Fenton, Miranda Johnson

Closed Session ended at 3:14 p.m.

Motion:

Moved by Director Wharton, seconded by Director Petro to enter into Closed Session for the purposes of d. strategy sessions to discuss the purchase, exchange, or lease of real property.

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

ABSENT: Alejandro Puy

Final Result: 6 – 0 Pass

Motion:

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

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Session and return as the City Council.

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

ABSENT: Alejandro Puy

Final Result: 6 – 0 Pass

G. Adjournment

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Meeting adjourned at 3:14 p.m.

Minutes Approved: April 14, 2026

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, December 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.