The Board of Directors of the Community Reinvestment Agency (CRA) of Salt Lake City met on Tuesday, February 10, 2026.

**The following Board Members were present:**
Alejandro Puy, Victoria Petro, Chris Wharton, Eva Lopez Chavez, Erika Carlsen, Daniel Dugan, Sarah Young

**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, Thais Stewart – Deputy City Recorder, DeeDee Robinson – Minutes & Records Clerk, Scott Corpany – Staff Assistant, Taylor Hill – District Liaison/Policy Specialist, Jennifer Bruno – Executive Director, Tracy Tran – CRA Senior Project Manager, Lauren Parisi – CRA Senior Project Manager, Ashley Ogden – CRA Senior Project Manager, Kate Werrett – Budget & Policy Analyst, Amy Reid – Public Lands Landscape Architect, Lehua Weaver – Council Deputy Director

Director Dugan presided at the meeting.

The meeting was called to order at 2:06 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 Comment:**

**Lily White** said she was interested in discussing the Fleet Block Mural Project with Board Members, noting she had lived near the block and was familiar with its history.

## 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: NWQ, LLC Tax Increment Reimbursement Request ~ 2:05 p.m. 30 min.

The Board will receive a briefing and consider adopting a resolution authorizing a property tax increment reimbursement of up to $1,544,202 to NWQ, LLC for its Phase IV of development for improvements in the Northwest Quadrant Community Reinvestment Area. If approved, the developer will receive a percentage of the tax increment generated from Phase IV of its development for a specified timeframe, and the CRA will receive the residual tax increment for other project area development activities, CRA Administration, and affordable housing. The developer may only receive a reimbursement after the improvements are made and the property generates sufficient tax increment, with reimbursements subject to verification of the actual costs incurred by the developer.

*This item was moved to a future meeting.*

**2.**

**Resolution: USA Climbing at Rio Grande District – Salt Lake Mattress Company Building** ~ 2:35 p.m.
20 min.

The Board will receive a briefing and consider adopting a resolution approving modifications to the term sheet for the USA Climbing project, which includes the Salt Lake Mattress Company building. While the Board previously approved terms for the disposition of CRA-owned property for USA Climbing's headquarters and national training center, further evaluation found the Mattress Company building would require additional structural reinforcement, increasing project costs to $7.3 million. USA Climbing cannot absorb costs beyond the $6 million provided by the CRA. As an alternative, USA Climbing proposed reconstructing the building using concrete masonry block clad with the historic brick, which would require an additional $250,000. The Board will discuss the adaptive reuse and reconstruction options.

**Summary:**

Kate Werrett provided an introduction. Ashley Ogden provided information regarding the proposed term amendment and next steps.

Directors and staff discussed:

- Prior policy goals of the Board to have the Salt Lake Mattress Building warehouse historically preserved
- Financial viability of the project, as concerns arose about the additional $250k request for funding
- Alternatives to rebuilding the Salt Lake Mattress Building, apart from the two options provided

**Director Requests:**

Director Lopez Chavez, in regard to the Salt Lake Mattress Building rebuild, requested potential costs involved to design a building with a brick facade including an analysis to show what a contemporary design could look like.

Director Carlsen requested a status update on Climbing USA's fundraising efforts to construct the larger national training center project.

Director Dugan suggested small group meetings to discuss the item further prior to voting.

3. **Informational: Update on the Tenant Wealth Building Partnership with the Perpetual Housing Fund** ~ 2:55 p.m.
30 min.

The Board will receive a briefing about the Tenant Wealth Building Partnership with the Perpetual Housing Fund of Utah. In August 2023, the Board approved a resolution and term sheet to provide $10,000,000 in American Rescue Plan Act funds to the Perpetual Housing Fund for a tenant wealth building initiative. The first development project using these funds includes several floors of a larger building at approximately 515 East 100 South. These affordable units target households earning 25% to 50% of the area median income.

**Summary:**

Tracy Tran provided an introduction and information regarding the allocation of $10M in American Rescue Plan Act (ARPA) funds to the Perpetual Housing Fund for a tenant wealth building partnership.

**Chris Parker** (Director, Perpetual Housing Fund of Utah, and Giv Group) provided information regarding Arbor 515 Tower, noting that half the building contained 3-4 unit housing, details of the occupants of the building (residences and businesses), proposals for a new structure behind the current building that would replace the current parking structure, and various other affordable housing projects across the city.

## 4. Straw Poll: Transferring CRA Funds to Jefferson Park ~ 3:25 p.m. 20 min.

The Board will receive a briefing and consider a straw poll on whether to transfer $150,000 from the CRA's State Street project area to the Department of Public Lands to fund enhancements to Jefferson Park at approximately 1100 South and West Temple. These funds would support elements such as a wet meadow, lighting, seating and signage to increase the park's sense of place. Approximately $1,280,000 in additional funding has already been allocated to Jefferson Park from the Parks GO Bond and CIP funds.

**Summary:**

Lauren Parisi provided an introduction and detailed the recommendation to revise the allocation for the project to $300k instead of the $150k.

Amy Reid provided information regarding what changes the park would undergo, history of the park including a school and now as a detention basin, shared goals to make the park safer, CRA's investment in the park, and how new elements of Crime Prevention Through Environmental Design (CPTED) would be incorporated throughout the park.

**Director Requests:**

Council Member Puy requested more information on what $300k would pay for and how it would affect remaining balances for the CRA, if at all. Lauren Parisi said balances within the State Street Infrastructure account were healthy and CRA was comfortable contributing the $300k to the park. Amy Reid said the information about new park elements could not be shared publicly at this time and would provide the Board with more details via email.

**Straw Poll:**

Support to approve allocating $300,000 from the "State Street Infrastructure Improvements" category to a new CRA category called "Jefferson Park." All Directors present were in favor, with Director Wharton absent for the poll.

*Director Wharton left the meeting during this item.*

**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.

*Item not held.*

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

Report of the Chair and Vice Chair.

Director Lopez Chavez offered congratulations to Victory Heights for their opening today.

**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,
- Staff Updates, and
- Scheduling Items.

**Summary:**

Cara Lindsley provided updates regarding Folsom Trail Daylighting; and the North Temple Mural Program, and notified the Board of Lauren Parisi's departure from the department and detailed many of her accomplishments during her time with the CRA.

## 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: Folsom Trail Project Updates** Written Briefing -

The Board will receive a written briefing updating them on the Folsom Trail Landscaping and Irrigation project. Currently, the Department of Public Lands and the CRA are coordinating on the City Creek Daylighting project. The project has received State grant funding and CRA funding to complete the daylighting, and the CRA will continue to collaborate with Public Lands and Public Utilities to issue an RFP for a consultant to finalize the plans.

*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 Meeting**

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:
      (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

Meeting adjourned at 3:58 p.m.

Minutes Approved: May 12, 2026

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Community Reinvestment Agency Chair – Dan Dugan

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City Recorder – Keith Reynolds

Please refer to Meeting Materials (available at https://data.slc.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, February 10, 2026 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.