

MINUTES OF THE COMMUNITY REINVESTMENT AGENCY OF SALT LAKE CITY
Tuesday, January 13, 2026

The Board of Directors of the Community Reinvestment Agency (CRA) of Salt Lake City met on Tuesday, January 13, 2026.

The following Directors were present:

Victoria Petro, Alejandro Puy, Chris Wharton, Eva Lopez Chavez, Erika Carlsen, Daniel Dugan, Sarah Young

Present Agency Leadership:

Mayor Erin Mendenhall, Danny Walz – Director, Cara Lindsley – Deputy Director

Present City Staff:

Mark Kittrell – City Attorney, Keith Reynolds – City Recorder, Rachel Otto – Chief of Staff, DeeDee Robinson – Minutes & Records Clerk, Taylor Hill – Constituent Liaison/Policy Analyst, Scott Corpany – Staff Assistant, Jennifer Bruno – City Council Executive Director, Lindsey Nikola – Deputy Chief of Staff, Nick Tarbet – City Council Deputy Director, Kate Werrett – Budget & Policy Analyst, Ashley Ogden – CRA Senior Project Manager, Austin Taylor – CRA Project Manager, Lauren Parisi – CRA Senior Project Manager, Lehua Weaver – City Council Deputy Director, Browne Sebright – CRA Project Manager, Jill Love – Chief Administrative Officer

Director Dugan presided at 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.)

Summary:

Director Dugan reviewed the rules of decorum.

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. Election of Chair and Vice Chair ~ 2:05 p.m.
15 min.

The Board will take a straw poll to nominate the Board Chair (a one-year term) and Vice Chair (a one-year term). The process includes expressions of interest from Board Members, nominations for each position, and then voting each for the Chair and Vice Chair positions.

Summary:

Director Young nominated Director Dan Dugan for Chair of the CRA Board. Director Dugan accepted the nomination and thanked the Board for their confidence in him to serve as Chair. Director Wharton moved to close nominations. All Directors were in favor. A vote was held and Keith Reynolds stated the vote to elect Director Dugan as CRA Chair

was unanimous.

Director Carlsen nominated Director Lopez Chavez for Vice Chair of the CRA Board. Director Young seconded the nomination. Director Lopez Chavez accepted the nomination and described a commitment to using housing development experience to expand homeownership and strengthen neighborhoods. Directors Wharton moved to close nominations. Director Dugan seconded closing nominations. A vote was held and Keith Reynolds stated the vote to elect Director Lopez Chavez as Vice Chair of the CRA was unanimous.

2. Board Appointment: Reinvestment Advisory Committee – Ian Joyce ~ 2:20 p.m.
5 min.

The Board will interview Ian Joyce, resident of District 7, prior to considering appointment to the Reinvestment Advisory Committee for a term ending January 21, 2030.

Summary:

Interview held. Director Dugan said Ian Joyce’s name would be on the Consent Agenda for formal consideration.

3. Resolution: Accessory Dwelling Unit Financing Program Term Sheet Modifications ~ 2:25 p.m.
20 min.

The Board will receive a briefing about and will consider adopting a resolution approving modifications to the term sheet for Accessory Dwelling Unit (ADU) Financing Program with the Community Development Corporation of Utah (CDCU). The request would remove two program terms: CDCU’s right of first refusal on all borrower homes and partial loan forgiveness for owners.

Summary:

Austin Taylor, alongside Browne Sebright, provided information regarding the ADU program’s timeline, CDCU program details including loan terms, and analysis/reasoning for the proposed modifications.

Directors and staff discussed expanding the ADU program to additional areas of the City.

Motion:

Moved by Director Puy, seconded by Director Lopez Chavez to adopt

Resolution 1 of 2026, amending and restating terms for the Accessory Dwelling Unit Financing Program.

AYE: Victoria Petro, Alejandro Puy, Chris Wharton, Eva Lopez Chavez, Erika Carlsen, Daniel Dugan, Sarah Young

Final Result: 7 – 0 Pass

4. Informational: USA Climbing at Rio Grande District – Salt Lake Mattress Company Building ~ 2:45 p.m. 30 min.

The Board will receive a briefing and consider options for incorporating the Salt Lake Mattress Company building into the USA Climbing project. 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 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 \$1.3 million funding gap, the historic brick alternative, and other options.

Summary:

Kate Werrett reviewed the public benefits located in the term sheet.

Ashley Ogden provided information regarding:

- Options to reuse or reconstruct the building
- Background of the Salt Lake Mattress Co. building and the USA Climbing Headquarters & National Training Center locations
- Incorporating the Salt Lake Mattress building into the USA Climbing project
- Proposed changes to the Salt Lake Mattress building
- Costs and next steps associated with the adaptive reuse vs. reconstruction

Steve Brown (Development Consultant, USA Climbing) confirmed the budget of \$6.25M would satisfy all needs for construction and noted USA Climbing did not have the capacity to make up the difference needed for the additional structural reinforcement (a \$1.3M gap).

Directors, Danny Walz, and staff discussed:

- The preference for reconstructing the Salt Lake Mattress building at the \$250K cost
- Recouping funds from the possible sale of the super-studs that were currently reinforcing the masonry on the Salt Lake Mattress building
- CRA’s goal of seeing this building preserved to maintain character of the district, thus committing to assist with the \$250K request

5. Straw Poll: City Creek Daylighting Design Plans ~ 3:15 p.m.
20 min.

The Board will receive a briefing on a request to straw poll the use of \$216,000 from the North Temple Fund-Strategic Intervention Program to complete the construction drawings for the City Creek Daylighting Project in the North Temple Project Area.

Summary:

Lauren Parisi described the daylighting process (exposing a creek to its original condition), provided information regarding the design concept (three segments: the active, the natural, the plaza) and funding sources, and noted the request would fill the gap to create construction drawings for the project.

Directors and Lauren Parisi discussed:

- Existing balance of the North Temple Fund – Strategic Intervention Program and future projects slated to use this funding
- Total cost of the project (\$12.1 M)
- Public Lands Department actively working on and funding the construction of landscaping along Folsom Trail
- Proposed construction funding mechanisms

Straw Poll:

Support for allocating \$216,000 from the North Temple Fund-Strategic Intervention Program to complete the construction drawings for the City Creek Daylighting Project in the North Temple Project Area, and include a written briefing, in connection with Public Lands, about the status of the landscaping project alongside the daylighting project. All Directors were in favor.

Director Requests:

Director Puy requested a timeline for the landscaping work for Folsom Trail.

6. Board Appointment: Reinvestment Advisory Committee – Adrienne Bell ~ 3:35 p.m.
5 min.

The Board will interview Adrienne Bell, resident of District 4, prior to considering appointment to the Reinvestment Advisory Committee for a term ending January 21, 2030.

Summary:

Interview held. Director Dugan said Adrienne Bell's name would be on the Consent Agenda for formal consideration.

7. 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.

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

Report of the Chair and Vice Chair.

Item not held.

9. 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:

1. Staff Updates,
2. Project Updates,
3. Gallivan Center Updates, and
4. Scheduling items.

Summary:

Danny Walz provided information regarding:

- Gallivan Center updates, including winter activation, community programming, and economic impacts
- Victory Heights (funded by the CRA) ribbon cutting to be held on February 10, 2026 at 11 a.m.

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- Ballpark Activation Funding Availability to support community organizations interested in hosting events at the Ballpark
- CRA staff updates including the addition of Hayden Callaway as a CRA Project Coordinator

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. Board Appointment: Reinvestment Advisory Committee – Adrienne Bell -

The Board will consider approving the appointment of Adrienne Bell, resident of District 4, to the Reinvestment Advisory Committee for a term ending January 21, 2030.

2. Board Appointment: Reinvestment Advisory Committee – Ian Joyce -

The Board will consider approving the appointment of Ian Joyce, resident of District 7, to the Reinvestment Advisory Committee for a term ending January 21, 2030.

3. Board Reappointment: Reinvestment Advisory Committee – Baxter Reecer -

The Board will consider approving the reappointment of Baxter Reecer, resident of District 5, to the Reinvestment Advisory Committee for a term ending January 21, 2030.

4. Board Reappointment: Reinvestment Advisory Committee – Amy Rowland -

The Board will consider approving the reappointment of Amy Rowland, resident of District 3, to the Reinvestment Advisory Committee for a term ending January 21, 2030.

Motion:

Moved by Director Puy, seconded by Director Lopez Chavez to approve the

Consent Agenda.

AYE: Victoria Petro, Alejandro Puy, Chris Wharton, Eva Lopez Chavez, Erika Carlsen, Daniel Dugan, Sarah Young

Final Result: 7 – 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 3:36 p.m.

Minutes Approved: May 12, 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, January 13, 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.