The Board of Directors of the Community Reinvestment Agency (CRA) of Salt Lake City met on Tuesday, April 14, 2026.

The following Directors 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, Rachel Otto – Chief of Staff, Lindsey Nikola – Deputy Chief of Staff, Jennifer Bruno – City Council Executive Director, Lehua Weaver – City Council Deputy Director, Nick Tarbet – City Council Deputy Director, Stephanie Elliott – Minutes & Records Clerk, Tracy Tran – CRA Senior Project Manager, Ashley Ogden – CRA Senior Project Manager, Browne Sebright – CRA Project Manager, Kristina Harrold – CRA Project Manager, Allison Rowland – Senior Public Policy Analyst, Kate Werrett – Budget & Policy Analyst

Director Dugan presided at the meeting.

The meeting was called to order at 2:07 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 Comments:

Danielle Parker spoke in support of the Rio Grande Plan, a public led initiative aimed at connecting the East and West sides of the City, and emphasized preserving the 500 West right-of-way for future transit use.

James Alfandre (Granary District Alliance Member) stated support for the Pickle & Hyde project referred to in Agenda Item #3, and the developer's efforts toward adaptive reuse and community-focused development.

Josh Scheuerman (Granary District Alliance Member) spoke in support of the Pickle & Hide project and emphasized the importance of timely completion and continued investment in the district.

Garth Franklin (Granary District Alliance Member) spoke in support of the the Pickle & Hide project, acknowledged the building's demolition/rebuild, and emphasized potential community benefits.

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.

Motion:
Moved by Director Puy, seconded by Director Lopez Chavez to approve the meeting minutes of December 9, 2025.
AYE: Victoria Petro, Alejandro Puy, Chris Wharton, Eva Lopez Chavez, Erika Carlsen, Daniel Dugan, Sarah Young
Final Result: 7 – 0 Pass

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.

Summary:

Allison Rowland introduced the item. Tracy Tran and Browne Sebright presented the proposed Fiscal Year 2026–27 housing development funding priorities and explained modifications made following Board feedback from the previous meeting, including alignment of the CRA’s “Expanding Opportunity” priority with the Utah Housing Corporation’s use of the Utah Healthy Places Index.

Directors and staff discussed housing priorities, including wealth-building opportunities, alignment with state funding programs, and considerations for balancing funding across different housing types and geographic areas.

Director Requests:

Director Lopez Chavez requested consideration of incorporating Utah Housing Corporation funding criteria into the scoring rubric to better align financing and project evaluation. Browne Sebright indicated staff would review and consider incorporating this request.

Director Dugan requested an update regarding the Westside Community Initiative and opportunities to support smaller and emerging developers through CRA housing programs. Browne Sebright and Jennifer Bruno stated an update would be provided as part of the upcoming CRA budget discussion.

Motion:
Moved by Director Carlsen, seconded by Director Lopez Chavez to adopt CRA Resolution 8 of 2026, approving affordable housing priorities for the Fiscal Year 2026–27.
AYE: Victoria Petro, Alejandro Puy, Eva Lopez Chavez, Erika Carlsen, Daniel Dugan, Sarah Young
ABSENT: Chris Wharton
Final Result: 6 – 0 Pass

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.

Summary:

Kate Werrett introduced the item. Kristina Harrold and Danny Walz presented proposed modifications to the Tax Increment Reimbursement Agreement for the Pickle & Hide development following the demolition of the Utah Pickle Co. Building, which had originally been proposed for preservation.

Directors discussed the tragic loss of the historic building while also acknowledging the developer's efforts to reconstruct the building using salvaged materials and continue public-benefit aspects of the project. Discussion focused on finding an appropriate balance between accountability, preservation goals, and maintaining productive development partnerships. Clarification was also made on the proposed modifications.

Motion:
Moved by Director Carlsen, seconded by Director Puy to adopt CRA Resolution 9 of 2026, approving the Pickle & Hide Tax Increment Reimbursement Agreement term sheet modifications with the acknowledgment that the demolition and reconstruction of the Utah Pickle building modified the maximum property tax reimbursement amount to 90% and reduced the maximum reimbursement amount to $5,078,545, and included the Utah Renewable Community participation and new waiver as described in the motion sheet.
AYE: Victoria Petro, Alejandro Puy, Chris Wharton, Erika Carlsen, Daniel Dugan, Sarah Young
NAY: Eva Lopez Chavez
Final Result: 6 – 1 Pass

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.

Summary:

Ashley Ogden and Kristina Harold presented a request for a straw poll to allocate budgeted funds from the Depot District Infrastructure Improvements Program to the Depot District Infrastructure Design, Construction, and Site Work Project to support public improvements in the Rio Grande District.

Straw Poll:

Supporting the allocation of $3,705,316 from the Depot District Infrastructure Improvements Program to the Depot District Infrastructure, Design, Construction and Site Work Project. All Directors present were in favor.

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.

There was no report or announcements from the Executive Director.

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

Report of the Chair and Vice Chair.

There was no 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.

Summary:

Danny Walz presented updates on CRA projects, including property remediation efforts, upcoming development proposals, housing program implementation, public art initiatives, and transit-related infrastructure projects.

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

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.

Motion:
Moved by Director Wharton, seconded by Director Lopez Chavez to enter into Closed Meeting for the purposes of strategy sessions to discuss the purchase, exchange, or lease of real property and attorney-client matters.
AYE: Victoria Petro, Alejandro Puy, Chris Wharton, Eva Lopez Chavez, Erika Carlsen, Daniel Dugan, Sarah Young
Final Result: 7 – 0 Pass

Summary:

Closed Meeting started at 3:18 p.m.

Directors in attendance: Directors Puy, Petro, Young, Dugan, Carlsen, Lopez Chavez, Wharton

City Staff in attendance: Jill Love, Lindsey Nikola, Megan Yuill, Jennifer Bruno, Mark Kittrell, Danny Walz, Keith Reynolds, Matthew Brown, Taylee Foulger, Hayden Callaway, Marcus Lee, Tracy Tran, Browne Sebright, Allison Rowland, Cara Lindsley, Kate Warrett, Jennifer Huntsman, Wayne Mills, Ashley Ogden, Kristina Harold, Tauni Barker, Baylee White, and Miranda Johnson

Closed Meeting ended at 3:28 p.m.

Motion:
Moved by Director Puy, seconded by Director Lopez Chavez to exit the Closed Meeting.
AYE: Alejandro Puy, Victoria Petro, Chris Wharton, Eva Lopez Chavez, Erika Carlsen, Daniel Dugan, Sarah Young
Final Result: 7 – 0 Pass

G. Adjournment

Meeting adjourned at 3:46 p.m.

Minutes Approved: July 14, 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, April 14, 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.