

MINUTES OF THE COMMUNITY REINVESTMENT AGENCY OF SALT LAKE CITY
Tuesday, May 12, 2026

The Board of Directors of the Community Reinvestment Agency (CRA) of Salt Lake City met on Tuesday, May 12, 2026.

The following Directors were present:

Alejandro Puy, Victoria Petro, Chris Wharton, 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, Jennifer Bruno – Council Executive Director, Lehua Weaver – Council Deputy Director, Nick Tarbet – Council Deputy Director, Lindsey Nikola – Deputy Chief of Staff, Megan Yuill – Deputy Chief Administrative Officer, DeeDee Robinson – Minutes & Records Clerk, Scott Corpany – Staff Assistant, Taylor Hill – District Liaison/Policy Specialist, Tracy Tran – CRA Senior Project Manager, Browne Sebright – CRA Project Manager, Allison Rowland – Senior Public Policy Analyst, Kate Werrett – Budget & Policy Analyst, Rachel Otto – Chief of Staff

Director Dugan presided at the meeting.

The meeting was called to order at 1:33 p.m.

A. Comments:

1. General Comments to the Board ~ 1:00 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:

Chair Puy addressed the Board regarding findings from the City Attorney's Office that Council Member Eva Lopez Chavez had established a primary residence outside of Council District 4 and, pursuant to state law, had forfeited her seat on the City Council. He affirmed the Council's commitment to continuing representation of District 4 residents throughout the upcoming budget process and vacancy appointment process.

Jennifer Bruno outlined the process required under state law to fill a City Council vacancy, noting that the Council had 30 days to appoint a replacement. She explained that public notice of the vacancy and an application period would be provided, after which the Council would conduct interviews and make an appointment at a public meeting. She also stated that staff would work to ensure District 4 residents remained adequately represented during the budget process and that any appointee would be prepared to participate in budget deliberations upon appointment.

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:

1. Resolution: CRA Budget Amendment No.3 for Fiscal Year 2025-26

The Board will accept public comment on a resolution that would amend the final budget of the Community Reinvestment Agency of Salt Lake City for Fiscal Year 2025-26. Budget amendments happen several times each year to reflect adjustments in the Community Reinvestment Agency's budget, including proposed project additions and modifications, and staffing changes. The amendment includes adjustments to budgets based on property tax increments received to satisfy obligations under state law, interlocal

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agreements with other taxing entities, reimbursement agreements with private property owners, and additional funding for agency operations. The budget amendment also addresses an additional \$1.6 million in interest revenue, a \$2.3 million Library accounting adjustment, and a \$1 million transfer from the Central Business District to Secondary Housing, among other items.

Summary:

Kate Werrett provided a brief overview of Budget Amendment No. 3, noting that it represented the final annual tax increment adjustment for Fiscal Year 2025-26

There were no public comments.

Motion:

Moved by Director Puy, seconded by Director Young to close the public hearing.

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

Final Result: 6 – 0 Pass

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 ~ 1:05 p.m.
5 min.

The Board will approve the meeting minutes of January 13, 2026, February 10, 2026, and March 24, 2026.

Motion:

Moved by Director Puy, seconded by Director Young to approve the meeting minutes of January 13, 2026, February 10, 2026, and March 24, 2026.

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

Final Result: 6 – 0 Pass

2. Resolution: CRA Budget Amendment No.3 for Fiscal Year 2025-26 Follow-Up ~ 1:10 p.m.
10 min.

The Board will receive a follow-up briefing and consider adopting a resolution that would amend the final budget of the Community Reinvestment Agency of Salt Lake City for Fiscal Year 2025-26. Budget amendments happen several times each year to reflect adjustments in the Community Reinvestment Agency's budget, including proposed project additions and modifications, and staffing changes. The amendment includes

adjustments to budgets based on property tax increments received to satisfy obligations under state law, interlocal agreements with other taxing entities, reimbursement agreements with private property owners, and additional funding for agency operations. The budget amendment also addresses an additional \$1.6 million in interest revenue, a \$2.3 million Library accounting adjustment, and a \$1 million transfer from the Central Business District to Secondary Housing, among other items.

Motion:

Moved by Director Petro, seconded by Director Carlsen to adopt Resolution 10 of 2026, approving the Fiscal Year 2026 Budget Amendment No. 3 of the Salt Lake City Community Reinvestment Agency.

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

Final Result: 6 – 0 Pass

3. Resolution: Wealth-Building Funding Allocations for Fiscal Year 2025-26 Funds ~ 1:20 p.m.
20 min.

The Board will receive a briefing and consider adopting a resolution that would approve the proposed funding allocations for applications received through the Residential Wealth-Building Notice of Funding Availability (NOFA) issued in 2025. Nearly \$6.4 million was set aside to fund affordable home ownership. The selection advisory committee recommends funding two developments that would provide 23 townhomes and eight single-family homes for households earning between 80% and 100% of Area Median Income (AMI).

Summary:

Allison Rowland introduced the item and reviewed the purpose of the Residential Wealth-Building NOFA, which was established to support affordable homeownership opportunities and wealth-building for moderate-income households.

Browne Sebright, alongside Tracy Tran, provided background on the Wealth-Building Funding program and details that included program goals, eligible project types, application process and summary of received applications, location details of the two approved applications, threshold requirements, application evaluation considerations, analysis on impact potential, and the selection advisory committee's recommendations for the two approved applications.

Directors and Browne Sebright discussed:

- Differences in administrative costs between the two proposed developments and the factors contributing to those costs
- Long-term affordability mechanisms and stewardship models associated with each project
- The ability of affordable for-sale housing developments to advance both housing affordability and the Agency's sustainability goals
- The importance of expanding family-sized housing and homeownership opportunities as part of the City's broader housing strategy

Director Requests:

Director Puy requested data on how many children would be living within the proposed developments, with consideration to the school district's investment of funding. Browne Sebright noted challenges associated with collecting household demographic information due to privacy considerations but stated that opportunities to better understand project impacts on families would continue to be explored.

Motion:

Moved by Director Carlsen, seconded by Director Puy to adopt Resolution 11 of 2026, approving the Fiscal Year 2025-2026 funds to the Residential Wealth-Building Pilot Program Funding Allocations.

AYE: Victoria Petro, Alejandro Puy, Chris Wharton, Erika Carlsen, Daniel Dugan

ABSENT: Sarah Young

Final Result: 5 – 0 Pass

4. 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 from the Executive Director.

5. 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.

6. 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 provided the following updates:

- Applications were being accepted through May 15, 2026, for the Commercial Development Loan Program, with up to \$10 million available to support eligible commercial and mixed-use projects within CRA project areas
- The Affordable Housing Construction and Preservation Dashboard had been updated with data through March 2026
- The City had surpassed milestones of 1,000 family-sized housing units and 1,000 deeply affordable housing units supported through combined City and CRA

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investments

- The CRA had partnered with Utah Clean Energy to host a Developer Summit on May 19, 2026, focused on the financial and health benefits of electric commercial kitchens and potential future updates to the Sustainable Development Policy

Directors and Danny Walz discussed appreciation for the City's progress in expanding family-sized and deeply affordable housing opportunities and public participation opportunities associated with the upcoming Developer Summit.

- 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 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

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- (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 2:09 p.m.

Minutes Approved: July 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, May 12, 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.