Board of Directors of the
SALT LAKE CITY
COMMUNITY REINVESTMENT AGENCY

AGENDA

August 18, 2026 **Tuesday 2:00 PM**

Council Work Room
451 South State Street, Room 326
Salt Lake City, UT 84111
CRA.SLC.GOV

BOARD MEMBERS:

Dan Dugan, Chair
Victoria Petro
Alejandro Puy
Chris Wharton
Jennifer Napier-Pearce
Erika Carlsen
Sarah Young

In accordance with State Statute and City Ordinance, the meeting may be held electronically. After 5:00 p.m., please enter the City & County Building through the main east entrance.
This is a discussion among CRA Board Directors and select presenters. The public is welcome to listen, unless otherwise specified as a public comment period. Items scheduled may be moved and / or discussed during a different portion of the Meeting based on circumstance or availability of speakers. Item start times and durations are approximate and are subject to change at the Chair's discretion.

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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.)

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.1 for Fiscal Year 2026-27 - -

The Board will accept public comment and consider adopting a resolution that would amend the final budget of the Community Reinvestment Agency of Salt Lake City for Fiscal Year 2026-27. 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 allocating $6.5 million from multiple program appropriations to mayoral initiatives, including the Main Street Revitalization, Civic Center, and 500 West Improvements, among other items.

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 March 24, 2026, May 5, 2026, May 19, 2026, June 2, 2026, June 9, 2026, and June 16, 2026.

2. Straw Poll: 9 Line Property Site Work ~ 2:10 p.m. 20 min.

The Board will receive a briefing and consider a straw poll to authorize the use of $450,000 from the 9 Line Fund Strategic Intervention Program for site preparation and demolition activities at the Peacock Blocks at the intersection of 400 South and 900 West within the 9 Line Community Reinvestment Area.

3. Resolution: Disaster Relief Loan Program - 323 LLC ~ 2:30 p.m. 20 min.

The Board will receive a briefing and consider adopting a resolution that would approve a $1,000,000 loan for 323 LLC at approximately 323 South Main Street from the Disaster Relief Loan Program (DRLP). On August 11, 2025, a fire occurred at the property, causing significant damage to the building. At the time of the fire, Whiskey Street operated on the property. The loan would fund the reconstruction of the building to its pre-loss condition. Improvements that exceed the property's pre-loss condition fall outside the scope of the DRLP and will be financed through other project funding sources.

4. Informational: Commercial Funding Priorities ~ 2:50 p.m. 20 min.

The Board will receive a briefing about the proposed commercial priorities that would be used to guide annual funding decisions and day-to-day execution.

5. Resolution: Amendment to the Interlocal Agreement with the Salt Lake City Library Related to Tax Increment ~ 3:10 p.m. 20 min.

The Board will receive a briefing and consider adopting a resolution that would approve the proposed amendment to the interlocal agreement to clarify the intended budget allocations of tax increment between Salt Lake City, the Salt Lake City Library, and the Salt Lake City Community Reinvestment Agency. The Salt Lake County District Attorney and the Utah State Tax Commission determined that the Library was not a separate taxing entity from Salt Lake City. As a result, Salt Lake County directed all the Library's tax increment to the Agency for tax years 2024 and 2025.

6. Resolution: Sedona Apartments Loan Amendment ~ 3:30 p.m. 20 min.

The Board will receive a briefing and consider adopting a resolution that would amend the terms of a 1995 loan agreement for $150,000 between the CRA and Sedona Associates, LLC. The proposed modification would extend the loan's maturity date by five more years and add the condition that the loan becomes due immediately if the property is sold, refinanced, transferred, or redeveloped. The Pendleton House, formerly known as the Sedona Apartments, is a 16-unit supportive housing property serving women transitioning out of homelessness and those who have severe disabilities or mental illness.

7. Resolution: Art Policy Amendment ~ 3:50 p.m. 20 min.

The Board will receive a briefing and consider adopting a resolution that would amend the Art Policy that was adopted in 2021. The amendment includes adding requirements for tax increment reimbursement agreements, clarifying requirements associated with property dispositions, removing language specific to interest rates, outlining differences between commercial and affordable housing loan reduction incentives, and general language clean-up, among other items.

8. 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.

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

Report of the Chair and Vice Chair.

10. 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.

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 Utah Code Annotated (UCA) Section §52-4-205 may be held for specific purposes including, but not limited to discussing:

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.
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.

G. Adjournment

CERTIFICATE OF POSTING

On or before 5:00 p.m. on Thursday, August 13, 2026, the undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was (1) posted on the Utah Public Notice Website created under Utah Code Section 63F-1-701, and (2) a copy of the foregoing provided to The Salt Lake Tribune and/or the Deseret News and to a local media correspondent and any others who have indicated interest.

KEITH REYNOLDS
SALT LAKE CITY RECORDER

Final action may be taken in relation to any topic listed on the agenda, including but not limited to adoption, rejection, amendment, addition of conditions and variations of options discussed.

The City & County Building is an accessible facility. People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the City Council Office at council.comments@slc.gov, 801-535-7600, or relay service 711.