

MINUTES OF THE COMMUNITY REINVESTMENT AGENCY OF SALT LAKE CITY
Tuesday, May 19, 2026

The Board of Directors of the Community Reinvestment Agency (CRA) of Salt Lake City met on Tuesday, May 19, 2026.

The following Directors were present:

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

Present Agency Leadership:

Rachel Otto – Chief of Staff, 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, Jill Love – Chief Administrative Officer, 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, Kate Werrett – Budget & Policy Analyst, Blake Thomas – Senior Advisor of Real Estate and Capital Projects

Director Dugan presided at the meeting.

The meeting was called to order at 1:07 p.m.

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A. Comments:

NONE.

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. Overview of the Community Reinvestment Agency Budget for Fiscal Year 2026-27

~ 1:00 p.m.

60 min.

The Board will receive a general overview of the proposed budget for the Community Reinvestment Agency of Salt Lake City for Fiscal Year 2026-27. The Board will continue to discuss the Mayor's Recommended Budget over the next several weeks and will have public hearings on Tuesday, May 19, 2026 and Tuesday, June 2, 2026 at 7 p.m. The Board expects to adopt the budget in mid-June.

Summary:

Kate Werrett provided a brief summary of the proposed Fiscal Year (FY) 2026-27 budget.

Danny Walz provided an overview of the Agency's finances, operations, and recent accomplishments, including:

- Funds managed by the Agency, including Project Area Funds, Housing Funds, Multi-use Funds, and the Agency Operations Fund
- Key accomplishments such as the Disaster Relief Loan Program, the 9-Line Project Area, closing more than \$5 M in housing loans, allocating an additional \$8 million for housing initiatives, and launching the Commercial Development Loan Program
- Operational efficiencies
- Project area tax increment revenue
- Changes in expenses across the Agency's various funds
- Overview of revenues and other funding sources totaling approximately \$72.6 million
- Obligated and discretionary expenditures within project areas and multi-use funds
- Review of housing and multi-use fund programs and the Agency Operations fund
- Mayors Initiatives, including:
 - \$1M in funding for Main Street revitalization/beautification

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- \$2.2M in funding for the Civic Center improvements
- \$3.3M for 500 West/Granary District improvements

Directors, Jill Love, Blake Thomas, and Danny Walz discussed:

- Scope of the Public Utilities feasibility study in relation to the redevelopment of the Public Utility campus
- Clarification on infrastructure improvements for the Ballpark site, including management and activation
- How the Agency calculated administrative fees across various project areas
- The Agency's role/purpose of providing enhancements to the City and strategic investments in development rather than basic core/maintenance services
- Preserving the Capital Improvement Project (CIP) fund for basic maintenance
- Funding the FY 2026-27 Mayor's Initiatives to upgrade city amenities for upcoming large-scale events like the Temple Reopening, Olympics, etc.
- Recent cancellation of the Board's approved \$400k allocation for Main Street light posts due to reprioritization of needs along Main Street; funding remaining in the Strategic Intervention account for other projects
- Timing of funding 500 West/Granary District improvements with scope of work to include overdue road reconstruction and utility and curb realignment

Director Request:

Director Petro requested information on what the expected expenditures were regarding the allocations for the Mayor's Initiatives, including reasoning on the selection of these specific areas for enhancement.

2.	Report and Announcements from the Executive Director	TENTATIVE 5 min.
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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.

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

There was no report.

4.	Report and Announcements from CRA Staff	TENTATIVE 5 min.
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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 scheduling items.

There was no report or announcements.

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- 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
 - (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 2:20 p.m.

Minutes Approved: August 18, 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 19, 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.