The Board of Directors of the Community Reinvestment Agency (CRA) of Salt Lake City met on Tuesday, March 10, 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, Lindsey Nikola – Deputy Chief of Staff, Megan Yuill – Deputy Chief Administrative Officer, Lehua Weaver – City Council Deputy Director, Nick Tarbet – City Council Deputy Director,Thais Stewart – Deputy City Recorder , Stephanie Elliott – Minutes & Records Clerk, Scott Corpany – Staff Assistant, Taylor Hill – District Liaison/Policy Specialist, Jennifer Bruno – City Council Executive Director, 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 2:04 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 Comment:**

**Marcus Lonardo** (Affordable Housing Specialists) spoke regarding the Housing Development Loan Program and requested funding consideration for The Amelia project.

## 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 August 12, 2025, September 9, 2025, October 14, 2025, and November 18, 2025.

**Motion:**
**Moved by Director Lopez Chavez, seconded by Director Wharton to approve the August 12, 2025, September 9, 2025, October 14, 2025, and November 18, 2025 meeting minutes.**
**AYE:** Victoria Petro, Alejandro Puy, Chris Wharton, Eva Lopez Chavez, Erika Carlsen, Daniel Dugan, Sarah Young
**Final Result:** 7 – 0 Pass

### 2. Straw Poll: Installation of Lampposts on Main Street in the Central Business District ~ 2:10 p.m.

30 min.

The Board will receive a briefing and consider a straw poll that would allocate $400,000 of fiscal year 2025 CBD-Strategic Intervention Funds to support the installation of permanent pedestrian-level lampposts and festive lighting infrastructure along Main Street between South Temple and 400 South. The project is being proposed in anticipation of the April 2027 reopening of the Salt Lake Temple following its multi-year seismic renovation and restoration.

**Summary:**

Nick Tarbet introduced the item. **Scott Anderson** (Former President, Zions Bank) presented the goals and economic development strategy associated with the Salt Lake Temple Open House. **Kiki Temkin Ariss** (Director of Client Engagement, Struck**)** and **Brent Watts** (Founder and Partner, Struck and Curiosity Ink Media) presented the Main Street lighting activation strategies, timelines, fabrication designs, and implementation requirements.

Directors discussed with Nick Tarbet, Danny Walz, Jill Love, Brent Watts, and Kiki Tempkin Ariss:

- Impacts on lighting as a safety and beautification element
- Coordination with upcoming events (Temple Open House and the 2032 Olympics) and broader studies/assessments that looked to improve Main Street
- Clarification the request funded design of the lampposts only, with fabrication funded from non-public sources
- Considerations for lamppost design, materials, lock box locations, and height with regards to property durability/vandalism
- Long-term maintenance costs and budget considerations for future project phases

**Director Requests:**

Director Young requested lighting be designed to deter climbing/vandalism.

Director Carlsen requested lamppost maintenance responsitibility and cost esimates; Jill Love said the information would be provided.

Directors Puy and Dugan requested a cost estimate for other streetscape elements (pavers, planters, trash cans) that aligned with the Main Street Pedestrian Promenade Study; Jill Love said the information would be provided.

Director Petro requested a strategic plan that addressed future liabilities and costs associated with approving the lamppost expenses. Jill Love and Brent Watts said they would follow up with a plan.

**Straw Poll:**

Support to approve the allocation of $400,000 of Fiscal Year 2025 CBD Strategic Intervention Funds for lighting and landscape improvements on Main Street, with the expectation of administrative updates as development progressed. The approval was limited to the lamppost design phase only and did not constitute approval for construction, fabrication, or further implementation of infrastructure. All Directors present were in favor.

**3.**

| **Resolution: Housing Development Loan Program (HDLP) Allocations for Fiscal Year 2025-26 Funds** | ~ 2:40 p.m. 30 min. |
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The Board will receive a briefing and consider adopting a resolution that would approve up to $8.1 million in Fiscal Year 2025-26 affordable housing allocations from HDLP funds. The proposed projects were selected through a competitive Notice of Funding Availability (NOFA) issued in 2025. The HDLP funds are available to projects located anywhere within Salt Lake City municipal boundaries.

**Summary:**

Allison Rowland introduced the item. Tracy Tran and Browne Sebright presented the program's goals, an overview of submitted and recommended HDLP applications, and the ranking methodology for the submitted applications.

Directors and staff discussed scoring criteria, transparency, readiness of projects, homeownership opportunities, labor considerations, geographic distribution, and project compliance.

**Director Requests:**

Director Young requested additional information to clarify the ranking system used for submitted public HDLP applications. Browne Sebright said this matter was currently under discussion and additional information would be provided.

Director Lopez Chavez requested that future NOFA scoring criteria consider both wealth-building opportunities and labor standards concerns, including avoiding contractors with wage-theft histories. Tracy Tran stated staff would review and consider for future NOFA cycles.

**Motion:**
**Moved by Director Lopez Chavez, seconded by Director Young to adopt Resolution 2 of 2026, approving the funding allocations and preliminary terms as described in Exhibit B (Competitive HDLP Funding Allocations).**
**AYE:** Victoria Petro, Alejandro Puy, Chris Wharton, Eva Lopez Chavez, Erika Carlsen, Daniel Dugan, Sarah Young
**Final Result:** 7 – 0 Pass

| **4.** | **Informational: Housing Development Funding Strategy Fiscal Year 2026-27** | ~ 3:10 p.m. 20 min. |
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The Board will receive an introductory briefing about the proposed Housing Development Funding Strategy for Fiscal Year 2026-27. As part of the CRA's annual budget process, the Housing Development Funding Strategy begins with a discussion of proposed housing funding priorities for the upcoming fiscal year. In a future briefing, the discussion will focus on the projected amount of revenue to be allocated to each Housing

Fund for the upcoming fiscal year and the proposed funding allocations for specific housing activities.

**Summary:**

Allison Rowland introduced the item. Tracy Tran and Browne Sebright presented housing development strategies, priorities, available funds, housing-related data, and the CRA's recommended next steps.

Directors and staff discussed:

- Geographic distribution of affordable housing
- Board's interest in expanded family sized units (2+ bedrooms), homeownership models, and family-focused amenities
- Tradeoffs between maximizing unit production and dispersing affordable housing throughout the City

**Director Requests:**

Director Lopez Chavez requested a review of scoring-rubric adjustments to incentivize affordable housing in underserved neighborhoods to align CRA priorities with the LIHTC Quality Application Plan (QAP) criteria. Browne Sebright confirmed options would be evaluated.

Director Puy requested further data illustrating trade-offs between unit counts, land costs, and geographic equity goals. CRA staff stated they would provide further details.

**5. Resolution: NWQ, LLC Tax Increment Reimbursement Request** ~ 3:30 p.m. 30 min.

The Board will receive a briefing and consider adopting a resolution authorizing a property tax increment reimbursement of up to $1,544,202 to NWQ, LLC for Phase IV of its development for improvements in the Northwest Quadrant Community Reinvestment Area. If approved, the developer will receive a percentage of the tax increment generated from Phase IV of its development for a specified timeframe, and the CRA will receive the residual tax increment for other project area development activities, CRA Administration, and affordable housing. The developer may receive a reimbursement only after the improvements are made and the property generates sufficient tax increment, with reimbursements subject to verification of the actual costs incurred by the developer.

**Summary:**

Kristina Harrold and Danny Walz presented the Phase IV Tax Increment Reimbursement request, providing background on the Northwest Quadrant plan, eligible improvements, reimbursement structure, projected private investment, and anticipated property tax increment generation.

Directors and staff discussed the cost-verification process for reimbursement, the Board's interest in energy efficiency, and wetland mitigation elements in the design.

**Director Requests:**

Director Lopez Chavez requested follow-up information about whether the developer intended to pursue LEED certification or wetland protection measures. Staff confirmed they would follow up with the developer and provide the information.

**Motion:**
**Moved by Director Wharton, seconded by Director Lopez Chavez to adopt Resolution 3 of 2026 adopting the NWQ, LLC Phase IV Tax Increment Reimbursement Agreement, with the intent that the tax increment funds provided under the agreement are solely for warehouse development and associated public infrastructure, as outlined in Exhibit A, and were not intended for any other development or uses.**
**AYE:** Victoria Petro, Alejandro Puy, Chris Wharton, Eva Lopez Chavez, Erika Carlsen, Daniel Dugan, Sarah Young
**Final Result:** 7 – 0 Pass

**6. Resolution: USA Climbing at Rio Grande District – Salt Lake Mattress Company Building Follow-Up** ~ 4:00 p.m. 20 min.

The Board will receive a follow-up briefing and consider adopting a resolution approving modifications to the term sheet for the USA Climbing project, which includes the Salt Lake Mattress Company building. 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 Company 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 adaptive reuse and reconstruction options.

**Summary:**

Kate Werrett introduced the item. Ashley Ogden and Danny Walz presented the follow-up analysis on structural deficiencies, rising restoration costs, and an alternative reconstruction proposal using historic brick and compatible materials.

Directors discussed with staff:
- Possible salvage or resale of previously purchased buttress materials
- Importance of standardized criteria to evaluate historic structure preservation for cost considerations and consistency in policy
- Ensuring the CRA's contribution cap was clearly defined and not subject to further increases

- Jennifer Bruno noted considerations of Board directives related to preservation varied based on the individuals elected and serving at a given time

**Director Requests:**

Director Puy requested a mechanism to evaluate costs and trade-offs for preservation or demolition of historic buildings. Danny Walz responded they would follow-up with an analysis framework.

Director Puy requested a follow-up regarding salvage or resale options for previously purchased buttress materials.

**Motion:**
**Moved by Director Wharton, seconded by Director Lopez Chavez to adopt Resolution 4 of 2026, amending and restating the lease rate and terms for the USA Climbing Headquarters and Training Facility at approximately 500 West and 300 South, including the approval of an additional $250,000 maximum contribution increase to the $6 million request.**
**AYE:** Victoria Petro, Alejandro Puy, Chris Wharton, Eva Lopez Chavez, Daniel Dugan, Sarah Young
**NAY:** Erika Carlsen
**Final Result:** 6 – 1 Pass

**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.

*There was no report from the Executive Director.*

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

Report of the Chair and Vice Chair.

**Summary:**

Director Lopez Chavez announced that the Utah Housing Corporation had released the draft 2027 Qualified Allocation Plan (QAP) and would distribute to the Board for review.

**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:

- Project Updates, and

- Scheduling Items.

**Summary:**

Danny Walz provided an update on the S-Line Extension project, including the forthcoming Interlocal Agreement with stakeholders and anticipated construction timelines. Tracy Tran reported that utility work and demolition could begin as early as late April 2026, pending contract execution.

**Director Requests:**

Director Young requested a follow-up and advanced public notice prior to demolition of the mural site. Danny Walz responded they would provide an update once dates were solidified.

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

Meeting adjourned at 4:26 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, March 10, 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.