



Board of Directors of the SALT LAKE CITY COMMUNITY REINVESTMENT AGENCY

AGENDA

October 13, 2026

Tuesday 3:00 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
Erika Carlsen	Jennifer Napier-Pearce
	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.

A. Comments:

1. General Comments to the Board

~ 3:00 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: 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

~ 3:05 p.m.
5 min.

The Board will approve the meeting minutes of July 14, 2026 and August 18, 2026.

2. Resolution: Commercial Development Loan Program Funding Allocations

~ 3:10 p.m.
15 min.

The Board will receive a briefing about and will consider adopting a resolution that would fund allocations submitted for a competitive Notice of Funding Availability (NOFA) for the Commercial Development Loan Program (CDLP). Nearly \$10 million was made available through the CDLP NOFA to incentivize the development of commercial and mixed-use projects within CRA Project Areas. CRA staff received seven eligible applications with \$9,030,501 in requests.

3. Resolution: HomeInn Rio Grande Contract Update

~ 3:25 p.m.
20 min.

The Board will receive a briefing about and consider adopting a resolution that would approve the term sheet for an amended lease with HomeInn Rio Grande, LLC, at 428 West 300 South. For the past 16 years, the property has been leased at no cost for the operation of an income-targeted, transitional, shared housing facility. The proposed amendment includes updating the tenant to a new non-profit organization, new lease extensions, altering the room rent cap, shifting responsibility for property insurance to the CRA, adjusting the lease so the tenant will begin paying monthly rent, clarifying ongoing maintenance responsibilities, and establishing the CRA as the entity responsible for major building components.

4. **Resolution: Housing and Transit Reinvestment Zone and Tax Increment Reimbursement Program Policy Revisions** ~ 3:45 p.m.
15 min.

The Board will receive a briefing about and consider adopting revisions to the Housing and Transit Reinvestment Zone (HRTZ) and Community Reinvestment Area Tax Increment Reimbursement Program Policies. The updates to both program policies would ensure alignment with the CRA project area and the City's Master Plan goals, as well as add clarity and consistency across the two programs.

5. **Informational: Rio Grande District Phase One Public Improvements** ~ 4:00 p.m.
15 min.

The Board will receive a briefing on Phase 1 of the Rio Grande District public improvements. The Rio Grande District is a two-block area located on the western edge of Downtown, bordered by 200 South to 400 South and 500 West to 600 West. The briefing will include the CRA's approach to construction and maintenance financing, management, and parking strategies.

6. **Resolution: Real Property Disposition for Parry Block** ~ 4:15 p.m.
20 min.

The Board will receive a briefing about and consider adopting a resolution that would approve the terms of the disposition to Ulysses Development for the CRA-owned property at 100 South between 600 West and Dansie Drive, in the expired Depot District Project Area. The developer's proposal requests a discounted land sale at the Parry Block to support the creation of homeownership opportunities, affordable housing, and artist space. The development would offer 116 residential units, a minimum of 10,000 leasable square feet for arts-related uses, space for urban farming, publicly visible art, and a sustainable building design.

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.

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

Report of the Chair and Vice Chair.

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

- 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 January 1, 2026 and June 30, 2026
- Remaining amount available in the existing portfolio
- Outstanding principal for the Commercial Loan Fund
- Any delinquencies

- 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, October 8, 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.