MINUTES OF THE COMMUNITY REINVESTMENT AGENCY OF SALT LAKE CITY
Tuesday, July 14, 2026

The Board of Directors of the Community Reinvestment Agency (CRA) of Salt Lake City met on Tuesday, July 14, 2026.

**The following Directors were present:**
Victoria Petro, Chris Wharton, Alejandro Puy, Jennifer Napier-Pearce, 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, Jill Love – Chief Administrative Officer, Lindsey Nikola – Deputy Chief of Staff, Lehua Weaver – City Council Executive Director, Nick Tarbet – City Council Deputy Director , Caitlin Carlino – Minutes & Records Clerk, Scott Corpany – Staff Assistant, Taylor Hill – District Liaison/Policy Specialist, Kristina Harrold – CRA Project Manager, Taylee Foulger – CRA Project Coordinator, Kate Werrett – Budget & Policy Analyst, Miranda Johnson – Financial Analyst

Director Dugan presided at the meeting.

The meeting was called to order at 2:06 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.)

*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:

**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 March 10, 2026, April 14, 2026, April 21, 2026, and May 12, 2026.

**Motion:**
**Moved by Director Wharton, seconded by Director Petro to approve the meeting minutes of March 10, 2026, April 14, 2026, April 21, 2026, and May 12, 2026.**
**AYE:** Victoria Petro, Alejandro Puy, Chris Wharton, Jennifer Napier-Pearce, Erika Carlsen, Daniel Dugan, Sarah Young
**Final Result:** 7 – 0 Pass

### 2. Resolution: Silo Park Development Tax Increment Reimbursement Request Follow-Up ~ 2:10 p.m. 30 min.

The Board will receive a follow-up briefing and consider adopting a resolution that would approve a tax increment reimbursement agreement with Silos South BCG LPG Partners

LLC for phases I-V of the Silo Park Development at approximately 455 West 500 South in the Salt Lake Central Housing and Transit Reinvestment Zone (HTRZ). The Silo Park development includes the construction of affordable and market-rate housing, commercial space, open space, and the preservation of six grain silos. The Board may consider whether to adopt the resolution with or without the reimbursement terms as proposed.

**Summary:**

Kate Werrett gave a brief introduction to the item.

Kristina Harrold, alongside Danny Walz, presented a follow-up briefing regarding the proposed tax increment reimbursement agreement for phases I-V of the Silo Park Development, including modifications made in response to the Board's prior discussion.

Directors, **Brandon Blaser** (President, Blaser Ventures) and staff discussed:

- Reasoning for no deed restrictions in workforce housing units, including the developer's need for leasing flexibility and the smaller unit sizes as a reason for lower rents
- Details of the deed-restricted affordable housing at 60 percent of area median income and below, which was more than CRA policy required
- Language clarifying that neither the CRA nor the City would be obligated for any pledges or bonds associated with the Public Improvement District (PID)
- 10 percent reduction to the reimbursement cap due to the project not fully meeting the CRA sustainable development policy
- Public benefits that would support the 90 percent reimbursement rate, an annual compliance review process, and revised energy offset participation prioritizing the Salt Lake Community Clean Energy Program
- Accountability from the developer on communication regarding demolition of preserved structures
- Assurances from the developer that ongoing construction would not harm the historic silos, that no additional waiver requests were expected, and that the developer would notify the City in advance if project changes occurred

**Director Request:**

Director Puy requested that CRA staff develop clearer contract language and procedures for project changes and waiver requests to prevent potential abuse and political pressure from developers.

**Motion:**
**Moved by Director Wharton, seconded by Director Carlsen to adopt Resolution 13 of 2026, approving the Silo Park Development Tax Increment Reimbursement Agreement term sheet with Silos South BCG LPG Partners LLC and BCG TBD Manager LLC for the Silo Park Development.**
**AYE:** Victoria Petro, Chris Wharton, Jennifer Napier-Pearce, Erika Carlsen, Daniel Dugan, Sarah Young

**NAY:** Alejandro Puy
**Final Result:** 6 – 1 Pass

**3. Resolution: Disaster Relief Loan Program - Chenzo LLC** ~ 2:40 p.m.
20 min.

The Board will receive a briefing and consider adopting a resolution that would approve a $2,000,000 loan for Chenzo, LLC at approximately 319-321 South Main Street from the Disaster Relief Loan Program. On August 11, 2025, a fire occurred at the property, causing significant damage to the building and resulting in the loss of the roof and extensive damage to the entire interior of the structure. At the time of the fire, Los Tapatios and London Belle operated on the property. The loan would fund the reconstruction of the property.

**Summary:**

Taylee Foulger presented a request for a $2,000,000 disaster relief loan to Chenzo LLC for reconstruction of the property at approximately 319-321 South Main Street following the August 11, 2025 fire, explaining that the fire caused extensive damage to the roof and interior, resulting in a total loss of commercial activity at the site.

Directors, Taylee Foulger, Danny Walz, and Nick Tarbet discussed:

- A review of the Disaster Relief Loan Program eligibility criteria
- The property's eligibility for two $1,000,000 loans because two commercial storefronts operated there before the fire and staff recommended combining them into one loan for administrative efficiency
- Status of the remaining amount available in the Disaster Relief Loan Program and the August 11, 2026 application deadline
- Clarification that the request related only to financing for fire recovery and not to project design approval which would proceed through the standard City process
- Support for the emergency funding program to reactivate Main Street and restore commercial activity in the area

**Motion:**
**Moved by Director Wharton, seconded by Director Carlsen to adopt Resolution 14 of 2026, approving the Disaster Relief Loan to Chenzo, LLC term sheet for reconstruction to address fire damage at approximately 319-321 South Main Street.**
**AYE:** Victoria Petro, Alejandro Puy, Chris Wharton, Jennifer Napier-Pearce, Erika Carlsen, Daniel Dugan, Sarah Young
**Final Result:** 7 – 0 Pass

**4. Resolution: CRA Budget Amendment No.1 for Fiscal Year 2026-27** ~ 3:00 p.m.
30 min.

The Board will receive a briefing about 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.

**Summary:**

Kate Werrett provided a brief introduction to the item. Danny Walz explained that the items included in the proposed amendment had been presented during the fiscal year 2026-27 budget process but were inadvertently omitted from the key changes document and said the amendment would allocate $6.5 million from multiple program appropriations to mayoral initiatives, including Main Street revitalization, Civic Center improvements, and 500 West improvements. Miranda Johnson said staff was requesting that the amendment move through the normal budget amendment process and requested a straw poll so City staff could proceed with preparatory work, including release of a request for proposals related to the Civic Center block.

Directors discussed that the funding items had already been reviewed during the budget process and that the amendment was intended to formalize items previously discussed.

**Straw Poll:**

Support for allocating funds to the Fiscal Year 2026-27 CRA Budget Amendment No. 1, as outlined in Exhibit A. All Directors present were in favor.

**5. 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 or announcements from the Executive Director.*

**6. 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.*

**7. 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 updated the Board on the following:

- A report that the application window for the Commercial Development Loan Program had closed and staff had received eight applications totaling just under $10 million in the central business district, 9-Line, and State Street project areas. Danny Walz said the applications covered a range of project types and staff expected to bring recommendations to the Board in September 2026.
- An update on the Japantown mural project, including artist selection, community participation during the Obon Festival, the mural's planned location and size, and the anticipated installation timeline.
- An announcement that Senior Project Manager Ashley Ogden would leave the CRA in August after seven years with the agency and ten years with the City.

The Board and Danny Walz discussed details on the Japantown mural funding, additional public art funding replenishment in the most recent budget year for future art installations, and appreciation for Ashley Ogden's work and service to the CRA.

**Director Request:**

Director Puy requested an update on the master-leasing-type business space program discussed during a previous CRA trip. Danny Walz said staff was continuing to develop the program and planned to bring it to the Board.

**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:

1. **Set Date – Resolution: CRA Budget Amendment No.1 for Fiscal Year 2026-27**

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The Board will set the date of Tuesday, August 18, 2026 at 2 p.m. to accept public comment on 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.

**Motion:**
**Moved by Director Wharton, seconded by Director Napier-Pearce to approve the Consent Agenda.**
**AYE:** Victoria Petro, Alejandro Puy, Chris Wharton, Jennifer Napier-Pearce, Erika Carlsen, Daniel Dugan, Sarah Young
**Final Result:** 7 – 0 Pass

## 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 3:00 p.m.

Minutes Approved: October 13, 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, July 14, 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.