



## COMMUNITY REINVESTMENT AGENCY AGENDA

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May 2, 2023 at 7:00 PM  
1020 E. Pioneer Rd. Draper, UT 84020  
Council Chambers

### 7:00 PM BUSINESS MEETING

1. **Call to Order**
2. **Motion: Approval of April 18, 2023 Draper City Community Reinvestment Agency Minutes**
3. **Action Item: Resolution #CRA 23-02**  
Approval of Fiscal Year 2023-2024 Tentative Budget and setting the public hearing date of May 16, 2023, to receive comment on the Tentative Budget. Staff report by Jared Zacharias
4. **Adjourn to a City Council Meeting**

### SALT LAKE COUNTY AND UTAH COUNTY, STATE OF UTAH

I, the City Recorder of Draper City, certify that copies of this agenda were posted on the Draper City Electronic Bulletin Board, Draper City website [www.draperutah.gov](http://www.draperutah.gov), the Utah Public Notice website at [www.utah.gov/pmn](http://www.utah.gov/pmn), and sent by email to the *Salt Lake Tribune* and the *Deseret News*.

Date Posted: April 28, 2023

Laura Oscarson, CMC, City Recorder  
Draper City, State of Utah



In compliance with the Americans with Disabilities Act, any individuals needing special accommodations or services during this meeting shall notify Laura Oscarson, City Recorder at (801) 576-6502 or [laura.oscarson@draperutah.gov](mailto:laura.oscarson@draperutah.gov), at least 24 hours prior to the meeting.



# MEMO

To: Community Reinvestment Agency

From:

CC:

Date: May 2, 2023

Re:

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## Comments:

The April 18, 2023, Community Reinvestment Agency DRAFT minutes are attached for review before approval.

## ATTACHMENTS:

| Description              | Upload Date | Type       |
|--------------------------|-------------|------------|
| CRA 4.18 Minutes - Draft | 4/25/2023   | Cover Memo |

MINUTES OF THE DRAPER CITY COMMUNITY REINVESTMENT AGENCY MEETING  
HELD ON TUESDAY, APRIL 18, 2022, IN THE DRAPER CITY COUNCIL CHAMBERS, 1020  
EAST PIONEER ROAD, DRAPER, UTAH

PRESENT: Chair Troy K. Walker, and Board Members Tasha Lowery, Fred Lowry, Cal Roberts, and Marsha Vawdrey

EXCUSED: Board Member Mike Green

STAFF PRESENT: Fred Aegerter, Community Development Director; Mike Barker, City Attorney; Kellie Challburg, Chief of Staff; Scott Cooley, Public Works Director; Bret Millburn, Assistant City Manager; Rhett Ogden, Recreation Director; Laura Oscarson, City Recorder; Linda Peterson, Communications Director; Clint Smith, Fire Chief; Jake Sorensen, IT; and Jared Zacharias, Assistant Finance Director

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Business Meeting

1.0 Call to Order

2.0 Approval of November 15, 2022, Draper City Community Reinvestment Agency Minutes

2.1 Board Member T. Lowery moved to accept the November 15, 2022, Draper City Community Reinvestment Meeting Minutes. Board Member Roberts seconded the motion.

2.2 A roll call vote was taken. The motion passed unanimously.

|                        | Yes | No | Absent |
|------------------------|-----|----|--------|
| Board Member Green     |     |    | X      |
| Board Member T. Lowery | X   |    |        |
| Board Member F. Lowery | X   |    |        |
| Board Member Roberts   | X   |    |        |
| Board Member Vawdrey   | X   |    |        |
| Board Member Walker    | X   |    |        |

3.0 Public Hearing: Resolution #CRA 23-01, a Resolution amending the adopted budget of the Community Reinvestment Agency of Draper City budget for the fiscal year 2022-2023

- 3.1 Assistant Finance Director Jared Zacharias explained a proposed amendment to the FY 2023 CRA Budget, and staff answered questions from the Board.
- 3.2 Chair Walker opened a public hearing. Seeing that no one came forward, Chair Walker closed the public hearing.
- 3.3 Board Member Vawdrey moved to adopt Resolution CRA #23-01. Board Member Roberts seconded the motion.
- 3.4 A roll call vote was taken. The motion passed unanimously.

|                        | Yes | No | Absent |
|------------------------|-----|----|--------|
| Board Member Green     |     |    | X      |
| Board Member T. Lowery | X   |    |        |
| Board Member F. Lowery | X   |    |        |
| Board Member Roberts   | X   |    |        |
| Board Member Vawdrey   | X   |    |        |
| Board Member Walker    | X   |    |        |

4.0 Adjourn to City Council Meeting

- 4.1 Board Member Roberts moved to adjourn the Community Reinvestment Agency Meeting and return to City Council Meeting. Board Member Vawdrey seconded the motion.
- 4.2 A voice vote was taken. The motion passed unanimously.
- 4.3 The meeting adjourned at 7:35 p.m.



# MEMO

To: Community Reinvestment Agency

From:

CC:

Date: May 2, 2023

Re:

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## ATTACHMENTS:

| Description                                  | Upload Date | Type       |
|----------------------------------------------|-------------|------------|
| Council Packet - CRA Tentative Budget FY2024 | 4/28/2023   | Cover Memo |

# REQUEST FOR COUNCIL ACTION

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|                                                                                                                                                                                                                                                                                                                                                                               |                                                                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| <b>To:</b>                                                                                                                                                                                                                                                                                                                                                                    | <b>CRA Chairperson &amp; Committee Members</b>                                         |
| <b>From:</b>                                                                                                                                                                                                                                                                                                                                                                  | <b>John Vuyk, Finance Director</b>                                                     |
| <b>Date:</b>                                                                                                                                                                                                                                                                                                                                                                  | <b>May 2, 2023</b>                                                                     |
| <b>Subject:</b>                                                                                                                                                                                                                                                                                                                                                               | <b>Draper City CRA Tentative Budget for Fiscal Year 2023-24</b>                        |
| <b>Applicant Presentation:</b>                                                                                                                                                                                                                                                                                                                                                | <b>None</b>                                                                            |
| <b>Staff Presentation:</b>                                                                                                                                                                                                                                                                                                                                                    | <b>John Vuyk, Finance Director and<br/>Jared Zacharias, Assistant Finance Director</b> |
| <b>RECOMMENDATION:</b><br><br>Approve CRA Resolution 23-02 adopting the “Community Reinvestment Agency of Draper City Tentative Budget For Fiscal Year 2024” as proposed and setting the Public Hearing to take public comment regarding the tentative budget for May 16, 2023. Presently, the certified tax rate has not been received from Salt Lake County or Utah County. |                                                                                        |
| <b>BACKGROUND AND FINDINGS:</b><br><br>See attached tentative budget                                                                                                                                                                                                                                                                                                          |                                                                                        |
| <b>PREVIOUS LEGISLATIVE ACTION:</b><br><br>None                                                                                                                                                                                                                                                                                                                               |                                                                                        |
| <b>FISCAL IMPACT: Finance Review:</b> _____<br><br><ul style="list-style-type: none"><li>• See attached CRA Fiscal Year 2023-2024 Tentative Budget</li></ul>                                                                                                                                                                                                                  |                                                                                        |
| <b>SUPPORTING DOCUMENTS:</b> <ul style="list-style-type: none"><li>• Resolution #CRA 23-02</li><li>• FY2024 Tentative Budget</li></ul>                                                                                                                                                                                                                                        |                                                                                        |

**RESOLUTION NO. CRA 23-02**

**A RESOLUTION ESTABLISHING THE COMMUNITY REINVESTMENT AGENCY OF DRAPER CITY TENTATIVE BUDGET FOR THE FISCAL YEAR ENDING JUNE 30, 2024.**

**WHEREAS**, the Community Reinvestment Agency of Draper City (“CRA”) is required to adopt a tentative operating budget for each fiscal year; and

**WHEREAS**, the approved tentative budget will be available for review by the public in the City Records Office; and

**WHEREAS**, the CRA Board of Directors will hold a public hearing to take public comment regarding the tentative budget on May 16, 2023 where all persons will be heard, for or against the budget; and

**WHEREAS**, the CRA Board of Directors hereby finds this action to be in the best interest of public’s health, safety and general welfare.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY REINVESTMENT AGENCY OF DRAPER CITY, STATE OF UTAH AS FOLLOWS:**

**Section 1.** The CRA Board of Directors hereby adopts the Tentative Budget for Fiscal Year ending June 30, 2024. The details of this budget are more specifically outlined in the document entitled “Community Reinvestment Agency of Draper City Tentative Budget For Fiscal Year 2024” as incorporated herein, and established as the Fiscal Year 2023-2024 Tentative Budget.

**Section 2.** Severability. If any section, part, or provision of this Resolution is held invalid, or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts, and provisions of this Resolution shall be severable.

**Section 3.** Effective Date. This Resolution shall become effective immediately upon its passage.

**PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE  
COMMUNITY REINVESTMENT AGENCY OF DRAPER CITY, STATE OF UTAH, ON  
THIS 2nd DAY OF MAY, 2023.**

**COMMUNITY REINVESTMENT AGENCY**

**ATTEST:**

\_\_\_\_\_  
**City Recorder**

\_\_\_\_\_  
**Chairperson**

**VOTE TAKEN:**

**YES**

**NO**

Board Member Green

\_\_\_\_\_

\_\_\_\_\_

Board Member Lowery

\_\_\_\_\_

\_\_\_\_\_

Board Member Lowry

\_\_\_\_\_

\_\_\_\_\_

Board Member Roberts

\_\_\_\_\_

\_\_\_\_\_

Board Member Vawdrey

\_\_\_\_\_

\_\_\_\_\_

Board Member Mayor Walker

\_\_\_\_\_

\_\_\_\_\_



**COMMUNITY REINVESTMENT AGENCY OF  
DRAPER CITY  
TENTATIVE BUDGET  
FISCAL YEAR 2023-2024**





Draper City, UT

# Tentative Budget

Community Reinvestment Agency  
For Fiscal Year Ending June 30, 2024

| Classification                    | 2020-2021<br>Total Activity | 2021-2022<br>Total Activity | 2022-2023<br>YTD Activity<br>Through April | 2022-2023<br>FY23 Final Budget | 2023-2024<br>FY24 Tentative |
|-----------------------------------|-----------------------------|-----------------------------|--------------------------------------------|--------------------------------|-----------------------------|
| <b>Revenue</b>                    |                             |                             |                                            |                                |                             |
| 3110 - Property Tax Current       | \$ 7,158,151.00             | \$ 8,062,525.00             | \$ 7,776,352.00                            | \$ 7,888,000.00                | \$ 8,193,000.00             |
| 3610 - Interest Earnings          | \$ 76,354.00                | \$ 81,197.73                | \$ 375,901.13                              | \$ 50,000.00                   | \$ 100,000.00               |
| 3690 - Other Misc Revenue         | \$ -                        | \$ -                        | \$ (1,627.07)                              | \$ -                           | \$ -                        |
| 3710 - Interfund Transfers        | \$ 31,203.54                | \$ -                        | \$ -                                       | \$ -                           | \$ -                        |
| 3740 - Fund Balance Appropriation | \$ -                        | \$ -                        | \$ -                                       | \$ 1,748,000.00                | \$ 1,468,900.00             |
| <b>Total Revenue:</b>             | <b>\$ 7,265,708.54</b>      | <b>\$ 8,143,722.73</b>      | <b>\$ 8,150,626.06</b>                     | <b>\$ 9,686,000.00</b>         | <b>\$ 9,761,900.00</b>      |
| <b>Expense</b>                    |                             |                             |                                            |                                |                             |
| 6110 - Professional & Technical   | \$ 8,000.00                 | \$ 28,475.00                | \$ 714.31                                  | \$ 60,000.00                   | \$ 63,000.00                |
| 6130 - Agreement                  | \$ 4,040,694.49             | \$ 4,459,044.00             | \$ (34,530.00)                             | \$ 5,438,300.00                | \$ 5,751,700.00             |
| 6390 - Other Operational Expenses | \$ 445,212.00               | \$ 469,468.88               | \$ 442,464.94                              | \$ 428,200.00                  | \$ 487,000.00               |
| 6850 - Bond Obligations           | \$ 618,411.80               | \$ 619,847.34               | \$ 619,703.37                              | \$ 619,700.00                  | \$ 618,900.00               |
| 6910 - Interfund Transfers        | \$ 1,989,037.63             | \$ 2,012,625.72             | \$ 420,800.00                              | \$ 1,748,000.00                | \$ 2,841,300.00             |
| 6930 - Fund Balance Contribution  | \$ -                        | \$ -                        | \$ -                                       | \$ 1,391,800.00                | \$ -                        |
| <b>Total Expense:</b>             | <b>\$ 7,101,355.92</b>      | <b>\$ 7,589,460.94</b>      | <b>\$ 1,449,152.62</b>                     | <b>\$ 9,686,000.00</b>         | <b>\$ 9,761,900.00</b>      |
| <b>Report Total:</b>              | <b>\$ 164,352.62</b>        | <b>\$ 554,261.79</b>        | <b>\$ 6,701,473.44</b>                     | <b>\$ -</b>                    | <b>\$ -</b>                 |



Draper City, UT

# Tentative Budget

Community Reinvestment Agency  
For Fiscal Year Ending June 30, 2024

| Classification                                     | 2020-2021<br>Total Activity | 2021-2022<br>Total Activity | 2022-2023<br>YTD Activity<br>Through April | 2022-2023<br>FY23 Final Budget | 2023-2024<br>FY24 Tentative |
|----------------------------------------------------|-----------------------------|-----------------------------|--------------------------------------------|--------------------------------|-----------------------------|
| <b>Revenue</b>                                     |                             |                             |                                            |                                |                             |
| 3110 - Property Tax Current                        | \$ 7,158,151.00             | \$ 8,062,525.00             | \$ 7,776,352.00                            | \$ 7,888,000.00                | \$ 8,193,000.00             |
| 3340 - Inter Governmental Property Tax             | \$ -                        | \$ -                        | \$ -                                       | \$ -                           | \$ -                        |
| 3610 - Interest Earnings                           | \$ 76,354.00                | \$ 81,197.73                | \$ 375,901.13                              | \$ 50,000.00                   | \$ 100,000.00               |
| 3690 - Other Misc Revenue                          | \$ -                        | \$ -                        | \$ (1,627.07)                              | \$ -                           | \$ -                        |
| 3710 - Interfund Transfers                         | \$ 31,203.54                | \$ -                        | \$ -                                       | \$ -                           | \$ -                        |
| 3740 - Fund Balance Appropriation                  | \$ -                        | \$ -                        | \$ -                                       | \$ 1,748,000.00                | \$ 1,468,900.00             |
| <b>Total Revenue:</b>                              | <b>\$ 7,265,708.54</b>      | <b>\$ 8,143,722.73</b>      | <b>\$ 8,150,626.06</b>                     | <b>\$ 9,686,000.00</b>         | <b>\$ 9,761,900.00</b>      |
| <b>Expense</b>                                     |                             |                             |                                            |                                |                             |
| <b>Division: 26110 - CDRA Admin</b>                |                             |                             |                                            |                                |                             |
| 6110 - Professional & Technical                    | \$ -                        | \$ -                        | \$ 714.31                                  | \$ -                           | \$ 3,000.00                 |
| <b>Total Division: 26110 - CDRA Admin:</b>         | <b>\$ -</b>                 | <b>\$ -</b>                 | <b>\$ 714.31</b>                           | <b>\$ -</b>                    | <b>\$ 3,000.00</b>          |
| <b>Division: 26111 - West Freeway</b>              |                             |                             |                                            |                                |                             |
| 6910 - Interfund Transfers                         | \$ 5,048.04                 | \$ 292,986.42               | \$ -                                       | \$ -                           | \$ -                        |
| <b>Total Division: 26111 - West Freeway:</b>       | <b>\$ 5,048.04</b>          | <b>\$ 292,986.42</b>        | <b>\$ -</b>                                | <b>\$ -</b>                    | <b>\$ -</b>                 |
| <b>Division: 26112 - Sand Hills</b>                |                             |                             |                                            |                                |                             |
| 6110 - Professional & Technical                    | \$ 2,000.00                 | \$ 4,500.00                 | \$ -                                       | \$ 15,000.00                   | \$ 15,000.00                |
| 6130 - Agreement                                   | \$ 140,000.00               | \$ 140,000.00               | \$ -                                       | \$ -                           | \$ -                        |
| 6390 - Other Operational Expenses                  | \$ 71,939.00                | \$ 71,094.30                | \$ 65,009.85                               | \$ 68,800.00                   | \$ 72,000.00                |
| 6910 - Interfund Transfers                         | \$ 386,401.59               | \$ 1,291,089.78             | \$ -                                       | \$ 1,327,200.00                | \$ 2,417,200.00             |
| 6930 - Fund Balance Contribution                   | \$ -                        | \$ -                        | \$ -                                       | \$ 387,400.00                  | \$ -                        |
| <b>Total Division: 26112 - Sand Hills:</b>         | <b>\$ 600,340.59</b>        | <b>\$ 1,506,684.08</b>      | <b>\$ 65,009.85</b>                        | <b>\$ 1,798,400.00</b>         | <b>\$ 2,504,200.00</b>      |
| <b>Division: 26113 - Crescent</b>                  |                             |                             |                                            |                                |                             |
| 6110 - Professional & Technical                    | \$ 2,000.00                 | \$ 4,500.00                 | \$ -                                       | \$ 15,000.00                   | \$ 15,000.00                |
| 6130 - Agreement                                   | \$ 9,484.51                 | \$ -                        | \$ -                                       | \$ -                           | \$ -                        |
| 6390 - Other Operational Expenses                  | \$ 300,674.00               | \$ 282,881.10               | \$ 244,968.00                              | \$ 275,500.00                  | \$ 275,000.00               |
| 6850 - Bond Obligations                            | \$ 618,411.80               | \$ 619,847.34               | \$ 619,703.37                              | \$ 619,700.00                  | \$ 618,900.00               |
| 6910 - Interfund Transfers                         | \$ 422,500.00               | \$ 428,549.52               | \$ 420,800.00                              | \$ 420,800.00                  | \$ 424,100.00               |
| 6930 - Fund Balance Contribution                   | \$ -                        | \$ -                        | \$ -                                       | \$ 939,100.00                  | \$ -                        |
| <b>Total Division: 26113 - Crescent:</b>           | <b>\$ 1,353,070.31</b>      | <b>\$ 1,335,777.96</b>      | <b>\$ 1,285,471.37</b>                     | <b>\$ 2,270,100.00</b>         | <b>\$ 1,333,000.00</b>      |
| <b>Division: 26114 - East Bangerter</b>            |                             |                             |                                            |                                |                             |
| 6110 - Professional & Technical                    | \$ 2,000.00                 | \$ -                        | \$ -                                       | \$ -                           | \$ -                        |
| 6910 - Interfund Transfers                         | \$ 1,175,088.00             | \$ -                        | \$ -                                       | \$ -                           | \$ -                        |
| <b>Total Division: 26114 - East Bangerter:</b>     | <b>\$ 1,177,088.00</b>      | <b>\$ -</b>                 | <b>\$ -</b>                                | <b>\$ -</b>                    | <b>\$ -</b>                 |
| <b>Division: 26115 - Gateway</b>                   |                             |                             |                                            |                                |                             |
| 6390 - Other Operational Expenses                  | \$ 5,013.00                 | \$ -                        | \$ -                                       | \$ -                           | \$ -                        |
| <b>Total Division: 26115 - Gateway:</b>            | <b>\$ 5,013.00</b>          | <b>\$ -</b>                 | <b>\$ -</b>                                | <b>\$ -</b>                    | <b>\$ -</b>                 |
| <b>Division: 26116 - Frontrunner</b>               |                             |                             |                                            |                                |                             |
| 6110 - Professional & Technical                    | \$ 2,000.00                 | \$ 9,737.50                 | \$ -                                       | \$ 15,000.00                   | \$ 15,000.00                |
| 6130 - Agreement                                   | \$ 3,846,007.42             | \$ 3,915,350.00             | \$ -                                       | \$ 4,258,800.00                | \$ 4,482,100.00             |
| 6390 - Other Operational Expenses                  | \$ 67,586.00                | \$ 67,868.93                | \$ 65,573.39                               | \$ 65,300.00                   | \$ 70,000.00                |
| 6930 - Fund Balance Contribution                   | \$ -                        | \$ -                        | \$ -                                       | \$ 24,200.00                   | \$ -                        |
| <b>Total Division: 26116 - Frontrunner:</b>        | <b>\$ 3,915,593.42</b>      | <b>\$ 3,992,956.43</b>      | <b>\$ 65,573.39</b>                        | <b>\$ 4,363,300.00</b>         | <b>\$ 4,567,100.00</b>      |
| <b>Division: 26118 - South Mountain CRA</b>        |                             |                             |                                            |                                |                             |
| 6110 - Professional & Technical                    | \$ -                        | \$ 9,737.50                 | \$ -                                       | \$ 15,000.00                   | \$ 15,000.00                |
| 6130 - Agreement                                   | \$ 45,202.56                | \$ 403,694.00               | \$ (34,530.00)                             | \$ 1,179,500.00                | \$ 1,269,600.00             |
| 6390 - Other Operational Expenses                  | \$ -                        | \$ 47,624.55                | \$ 66,913.70                               | \$ 18,600.00                   | \$ 70,000.00                |
| 6930 - Fund Balance Contribution                   | \$ -                        | \$ -                        | \$ -                                       | \$ 41,100.00                   | \$ -                        |
| <b>Total Division: 26118 - South Mountain CRA:</b> | <b>\$ 45,202.56</b>         | <b>\$ 461,056.05</b>        | <b>\$ 32,383.70</b>                        | <b>\$ 1,254,200.00</b>         | <b>\$ 1,354,600.00</b>      |
| <b>Total Expense:</b>                              | <b>\$ 7,101,355.92</b>      | <b>\$ 7,589,460.94</b>      | <b>\$ 1,449,152.62</b>                     | <b>\$ 9,686,000.00</b>         | <b>\$ 9,761,900.00</b>      |
| <b>Report Total:</b>                               | <b>\$ 164,352.62</b>        | <b>\$ 554,261.79</b>        | <b>\$ 6,701,473.44</b>                     | <b>\$ -</b>                    | <b>\$ -</b>                 |



Draper City, UT

## Tentative Budget

Community Reinvestment Agency  
For Fiscal Year Ending June 30, 2024

| PROJECT # | PROJECT NAME                                    | FUNDING SOURCE   | TENTATIVE<br>FY24 |
|-----------|-------------------------------------------------|------------------|-------------------|
| CIP20-07  | 1300 E. / PIONEER RD. RECONSTRUCTION AND SIGNAL | CDRA - SANDHILLS | \$ 2,327,200      |
| CIP23-25  | 1000 E & DRAPER PKWY SIGNAL UPDATES             | CDRA - SANDHILLS | \$ 90,000         |

The FY24 Budget adds \$600,000 in additional funding for the 1300 E./ Pioneer Rd. Reconstruction Project. The added funding will be part of a separate bid for added improvements. \$1,727,200 is carried over from prior years.