

MINUTES OF THE COMMUNITY REINVESTMENT AGENCY OF SALT LAKE CITY
Tuesday, February 11, 2025

PENDING MINUTES – NOT APPROVED

The Board of Directors of the Community Reinvestment Agency (CRA) of Salt Lake City met on Tuesday, February 11, 2025.

The following Board Members were present:

Victoria Petro, Daniel Dugan, Sarah Young, Chris Wharton, Darin Mano, Eva Lopez Chavez

The following Board Members were absent:

Alejandro Puy

Present Agency Leadership:

Mayor Erin Mendenhall, Jill Love – Chief Administrative Officer, Danny Walz – Director

Present City Staff:

Mark Kittrell – Acting City Attorney, Keith Reynolds – City Recorder, DeeDee Robinson – Minutes & Records Clerk, Taylor Hill – Constituent Liaison/Policy Analyst, Scott Corpany – Staff Assistant, Mary Beth Thompson – Chief Financial Officer

Director Chair Mano presided at and conducted the meeting.

The meeting was called to order at 2:00 pm.

MINUTES OF THE COMMUNITY REINVESTMENT AGENCY OF SALT LAKE CITY
Tuesday, February 11, 2025

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.)

Matt Larson thanked Council/Board for all their work, presented a public meeting web page he hosted called publicmeetings.org that included a singular place for meeting summaries and a social aspect where people could provide comments/feedback.

Eric Sansom spoke to a lengthy response letter sent to Council regarding the R-1 zoning amendments and described how current R-1 zoning regulations prohibited his current building plans.

Tony Diaz stated he runs a community maker space called Make Salt Lake (a CRA-owned property), thanked the Council and Board's efforts for preserving community activities, and indicated his company would seek out additional CRA properties to expand the business.

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. Motion: Ratification of the Chair/Vice Chair Nomination ~ 2:05 p.m.
5 min.

The Board will consider a motion ratifying the Chair/Vice Chair nomination.

Motion:

Moved by Director Wharton, seconded by Director Lopez Chavez to ratify the nominations of Director Mano for Board Chair and Director Dugan as Board Vice Chair.

MINUTES OF THE COMMUNITY REINVESTMENT AGENCY OF SALT LAKE CITY
Tuesday, February 11, 2025

AYE: Victoria Petro, Daniel Dugan, Sarah Young, Chris Wharton, Darin Mano, Eva Lopez Chavez

ABSENT: Alejandro Puy

Final Result: 6 – 0 Pass

2. CRA/RDA Audit Review and Approval for Fiscal Year 2023-24 ~ 2:10 p.m.
30 min.

The Board will review and consider approval of the Fiscal Year 2023-24 CRA/RDA Audit, which shows the Agency's financial conditions as of June 30, 2024.

Mary Beth Thompson provided a brief introduction and expanded on information regarding Gallivan Center (being audited separately, but rolled into the audit for CRA and CRA having 51% ownership of Gallivan).

Michael Michelsen (Eide Bailly, Auditor) provided details of the audit report, stated there were no significant findings related to internal controls, and the most significant change from the prior year was the inclusion of Gallivan Center.

3. 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.

Item not held.

4. 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 scheduling items.

Item not held.

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

Report of the Chair and Vice Chair.

Item not held.

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.

MINUTES OF THE COMMUNITY REINVESTMENT AGENCY OF SALT LAKE CITY
Tuesday, February 11, 2025

- 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. Board Reappointment: Reinvestment Advisory Committee – Rosa Bandeirinha

The Council will consider approving the reappointment of Rosa Bandeirinha to the Reinvestment Advisory Committee for a term ending January 15, 2029.

2. Board Reappointment: Reinvestment Advisory Committee – Nicholas Peterson

Motion:

Moved by Director Dugan, seconded by Director Petro to approve the Consent Agenda.

AYE: Victoria Petro, Daniel Dugan, Sarah Young, Chris Wharton, Darin Mano, Eva Lopez Chavez

ABSENT: Alejandro Puy

Final Result: 6 – 0 Pass

F. Tentative Closed Session

The Board will consider a motion to enter into Closed Session. 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

MINUTES OF THE COMMUNITY REINVESTMENT AGENCY OF SALT LAKE CITY
Tuesday, February 11, 2025

- (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

MINUTES OF THE COMMUNITY REINVESTMENT AGENCY OF SALT LAKE CITY
Tuesday, February 11, 2025

Meeting adjourned at 2:30 pm.

Minutes Approved:

Community Reinvestment Agency Chair – Darin Mano

City Recorder – Keith Reynolds

Please refer to Meeting Materials (available at <https://data.sl.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, February 11, 2025 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.