



**Brownfields Assessment Grant  
Advisory Board Meeting**

**Tuesday, September 03, 2024  
11:00AM**

**2001 S. State Street, South Building, Room S2-114,  
and virtually as described below**

**AGENDA**

- 1. Welcome and Introductions – Dina Blaes, Salt Lake County – 5 mins**
  - 2. Legal update (discussion) –Adam Miller, Salt Lake County –5 mins**
  - 3. Approve minutes from 07/09/2024 meeting (action) – Dina**
  - 4. Community Feedback or Board comments (discussion) – Dina**
  - 5. Assessment work updates (discussion) – Rachel Boyett, Salt Lake County – 10 mins**
  - 6. Budget updates (discussion) – Kersten – 5 mins**
  - 7. Property budget request (discussion, action) – Kersten, Dina – 5 mins**
    - a. Major Street Phase II (\$6,750 additional) and ABCA (\$8,000)**
  - 8. Any additional properties from board members/attendees (discussion) – Dina**
  - 9. Next meeting: October 1, 2024**
  - 10. Adjourn**
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**Ways to Join Virtually**

**Join from the meeting link:**

**<https://slco.webex.com/slco/j.php?MTID=m74b22788721966fa87c118e4a181b058>**

**Join by meeting number**

**Meeting number (access code): 2493 485 0224;**

**Join from a video system or application**

**Dial [24934850224@slco.webex.com](tel:24934850224)**

**You can also dial 173.243.2.68 and enter your meeting number.**

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*Notes: Members of the Salt Lake Brownfield Coalition Board may participate electronically or in person.*

*Motions related to any of the following agenda items, including final action, may be taken at the meeting.*

***EQUAL OPPORTUNITY PROGRAM***

*In compliance with the Americans with Disabilities Act, reasonable accommodations (including auxiliary communicative aids and services or alternate formats) for individuals with disabilities may be provided upon receipt with five working days' notice. To expedite accommodation requests and coordination, call 385-468-4900. TTY/TDD users should call 7-1-1.*

**-SLCO-**



**Brownfields Assessment Grant  
Advisory Committee Meeting**

**COMMITTEE MEETING MINUTES  
TUESDAY, 07/09/2024  
11:00 AM**

**Committee Members in Attendance**

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Dina Blaes (Director, Salt Lake County Office of Regional Development), acting chair  
Corbin Anderson (Bureau Manager, Salt Lake County Air Quality Bureau)  
Emily Paskett (Environmental Programs Manager, Salt Lake County)  
David Foster (Construction Manager, NeighborWorks Salt Lake)

**Staff**

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Kersten Swinyard (Senior Economic Development Manager, Salt Lake County)  
Kelci Dansie (Economic Development Coordinator, Salt Lake County)  
Rachel Boyett (Economic Development Coordinator, Salt Lake County)

**Others in Attendance**

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Joe Katz (VCP/Brownfields, Utah Department of Environmental Quality)  
Kate Gregory (Project Officer, U.S. Environmental Protection Agency)  
Ben Bowers (Project Manager, Terracon Consultants)

**Excused**

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David Brickey (City Manager, Magna)

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Dina Blaes, Director of the Office of Regional Development and acting chair, welcomed everyone and introduced Rachel Boyett, the new Business and Economic Development Coordinator for the Office of Regional Development.

Dina requested a motion to approve the minutes from the May 7<sup>th</sup> meeting. David Foster motioned to approve, and Emily Paskett seconded the motion. Approved.

Dina offered up some time to address any community feedback or committee comment. No comments from any attendees.

Kate Gregory provided an overview of the SHPO process which was triggered in response to the work being done in Magna. Because of the timing of how the processes lined up and EPA's focus on compliance, Salt Lake County is required to have a consultation with SHPO. This

requirement has always been present but has never been triggered previously. Moving forward, time will need to be built into the timeline for the consultation to take place.

Kersten Swinyard reminded the Committee of the KSU TAB visit to discuss Brownfields, Poplar Grove, and the area-wide planning efforts coming up in Magna. Salt Lake City is contemplating a fall event for this visit. More information will be given as more details are confirmed.

Next, Joe Katz introduced himself for the record and for Rachel's benefit.

Kelci Dansie provided several updates regarding current assessment work and highlighted the ability to use the Salt Lake County Brownfield Site Map to reference work being done. Other updates include that the Major Street Phase I is complete and is recommended for a Phase II. Murray Park had a staff approval for a Phase I and is in process. Midvale Unique Auto also had a staff approval for a Phase I, has an approved Site Eligibility Determination (SED) and will most likely also require a Phase II. Ben Bowers commented that Murray City indicated that it is not ready to sign access agreements for Murray Park until the contract is signed, which is anticipated to happen at the end of the week.

Kelci reported that the work on Magna Main Street is paused because of the SHPO process but once that is complete, Phase II will commence. SSL Public Works is the other Phase II being done and is currently awaiting SAP comments before moving forward.

Kersten reviewed the budget and advised that it does not look significantly different from the last meeting because larger transactions have not taken place yet.

Dina reviewed budget requests for two properties. Major Street assessment work requires a SAP at \$6,500, and a Phase II estimated at \$28,750. Emily Paskett motioned to approve the new allotted amounts, and was seconded by Corbin. Motion approved. The SSL Public Works Phase II assessment requires an \$11,000 increase for hazardous building materials surveys, for a new total of \$51,000. Emily motioned to approve the new amount and was seconded by Corbin. Motion approved. Dave recommended displaying new project totals and budget changes to display for everyone to see during future Committee meetings.

Dina requested information on any outreach or potential sites from Committee members or other attendees. Dina mentioned a potential property in Taylorsville and will update the committee on any progress.

The next Committee meeting is tentatively set for Tuesday, August 20 at 11:00am. Meeting adjourned.

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| Grant Period                 |             |
|------------------------------|-------------|
| Beginning Date               | Ending Date |
| 10/1/2023                    | 9/30/2027   |
| Cooperative Agreement Number |             |
| BF 96897201                  |             |

| Workplan Budget - Combined Remaining |                 |                |                 |  |
|--------------------------------------|-----------------|----------------|-----------------|--|
| Categories                           | Total Award     | Funds Spent    | Remaining Funds |  |
| Personnel                            | \$ 82,921.00    | \$ (15,022.44) | \$ 67,898.56    |  |
| Fringe Benefits                      | \$ 30,682.00    | \$ (4,463.93)  | \$ 26,218.07    |  |
| Travel                               | \$ 11,880.00    | \$ -           | \$ 11,880.00    |  |
| Supplies                             | \$ 1,717.00     | \$ (154.75)    | \$ 1,562.25     |  |
| Contractual                          | \$ 872,800.00   | \$ (53,754.25) | \$ 819,045.75   |  |
| Subtotal                             | \$ 1,000,000.00 | \$ (73,395.37) | \$ 926,604.63   |  |

| Spending by Member                               |                  |           |
|--------------------------------------------------|------------------|-----------|
|                                                  | NWSL             | \$0       |
|                                                  | Magna            | \$9,470   |
|                                                  | Salt Lake County | \$44,284  |
| Additional Planned Spending (Payables) by Member |                  |           |
|                                                  | NWSL             | \$3,500   |
|                                                  | Magna            | \$49,730  |
|                                                  | Salt Lake County | \$99,041  |
| Total by Member                                  |                  |           |
|                                                  | NWSL             | \$3,500   |
|                                                  | Magna            | \$59,200  |
|                                                  | Salt Lake County | \$143,325 |

| Contractor Budget                                  |               |
|----------------------------------------------------|---------------|
| Total Budget                                       | \$ 872,800.00 |
| Budget Minus Invoices                              | \$ 769,045.75 |
| Total Remaining Funds Budgeted for Active Projects | (\$152,271)   |
| Amount Available to Spend                          | \$ 616,775.00 |

| Tracker to Qualify for More Funding                |             |
|----------------------------------------------------|-------------|
| Total Sites                                        | 9           |
| Must spend to qualify for new application          | (\$700,000) |
| Spent to Date                                      | (\$73,395)  |
| Budgeted/Committed for Active Projects             | (\$152,271) |
| Still need to spend to qualify for new application | \$626,605   |

| Active Sites                                                       |                 |               |                  |                  |  |
|--------------------------------------------------------------------|-----------------|---------------|------------------|------------------|--|
| Property                                                           | Budgeted Amount | Spent To Date | Budget Remaining | Jurisdiction     |  |
| Magna Main St / 9033-9045 W. Magna Main St                         | \$ 59,200       | \$ 9,470      | \$ 49,730        | Magna            |  |
| Guadalupe Neighborhood / 637 W. Girard Ave                         | \$ 3,500        | \$ -          | \$ 3,500         | NWSL             |  |
| Poplar Grove Intersection / 360-376 S. 900 W., 864 W. 400 South    | \$ 5,000        | \$ -          | \$ 5,000         | Salt Lake County |  |
| Giv Development / 509 W. 300 North                                 | \$ 6,750        | \$ 6,000      | \$ 750           | Salt Lake County |  |
| SSL Public Works / Oakland Ave                                     | \$ 57,700       | \$ 13,750     | \$ 43,950        | Salt Lake County |  |
| Major Street / 1364 S. Major Street                                | \$ 40,000       | \$ 10,250     | \$ 29,750        | Salt Lake County |  |
| Murray Park Parcels / 1193 W Winchester St, 1130 W Saddle Bluff Dr | \$ 4,000        | \$ 1,555      | \$ 2,445         | Salt Lake County |  |
| Midavle Unique Auto / 788-798 W Center St, 7697 S Holden St        | \$ -            | \$ -          | \$ -             | Salt Lake County |  |
| Outreach and Site Investigation (part of Contractual)              | \$ 5,000        | \$ 663        | \$ 4,338         | Salt Lake County |  |
| Terracon program support                                           | \$ 16,375       | \$ 3,567      | \$ 12,808        | Salt Lake County |  |
| Total                                                              | \$ 197,525      | \$ 45,254     | \$ 152,271       | n/a              |  |

| Complete Sites              |                 |               |                  |                  |  |
|-----------------------------|-----------------|---------------|------------------|------------------|--|
| Property                    | Budgeted Amount | Spent To Date | Budget Remaining | Jurisdiction     |  |
| SSL Park / 20 W. 2700 South | \$ 4,000        | \$ 4,000      | \$ -             | Salt Lake County |  |
| Terracon QAPP               | \$ 4,500        | \$ 4,500      | \$ -             | Salt Lake County |  |
| Total                       | \$ 8,500        | \$ 8,500      | \$ -             |                  |  |