



**Brownfields Assessment Grant
Advisory Committee Meeting**

**Tuesday, October 1, 2024
11:00AM**

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

AGENDA

1. Welcome – **Dina Blaes**, Salt Lake County – 5 mins
2. Approve minutes from 09/03/2024 meeting (**action**) – **Dina**
3. Community feedback or Committee comments (**discussion**) – **Dina**
4. Magna Main Street Phase II assessment findings – **Ben Bowers**, Terracon – 15 mins
5. Assessment work updates (**discussion**) – **Rachel Boyett**, Salt Lake County – 10 mins
6. Budget updates (**discussion**) – **Kersten Swinyard**, Salt Lake County – 5 mins
7. Property budget request (**discussion, action**) – **Kersten, Dina** – 5 mins
 - a. 9 Line (937 S 200 W): Add Sampling and Analysis Plan (SAP) \$6,500
8. Any additional properties from committee members/attendees (**discussion**) – **Dina**
9. Next meeting: Nov. 5, 2024
10. Adjourn

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

Meeting password: RmQ5783k3pr

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.

Need help? Go to <https://help.webex.com>



Notes: Members of the Brownfields Assessment Grant Advisory Committee 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, 09/03/2024
11:00 AM**

Committee Members in Attendance

Dina Blaes (Director, Salt Lake County Office of Regional Development), acting chair
David Brickey (City Manager, Magna)
David Foster (Construction Manager, NeighborWorks Salt Lake)
Russell Goodman (Community Development & Housing Section Manager, Salt Lake County);
substitute committee member for Salt Lake County
Emily Paskett (Environmental Programs Manager, Salt Lake County)

Staff

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

Others in Attendance

Joe Katz (VCP/Brownfields, Utah Department of Environmental Quality)
Kate Gregory (Project Officer, U.S. Environmental Protection Agency)
Ben Bowers (Project Manager, Terracon Consultants)
Isaac Higham (County Council Senior Policy Advisor, Salt Lake County)
Moirra Gray (Municipal Economic Development Manager, Salt Lake County)
Tim Tingey (Chief Executive Officer, NeighborWorks Salt Lake)
Adam Miller (District Attorney, Salt Lake County)

Dina Blaes, Director of the Office of Regional Development and acting chair, welcomed everyone and introduced Russell Goodman, acting as substitute committee member in Corbin Anderson's absence.

Adam Miller clarified that the committee can have substitute members stand in for absent members to assist in moving action items forward. If needed, the Committee has the option to bring approved action items voted on by substitute committee members for ratification in the future when all committee members are present.

Dina requested a motion to approve the minutes from the July 9th meeting. David Foster motioned to approve, and Emily Pasket seconded. Approved.

**SALT LAKE
COUNTY**
ECONOMIC DEVELOPMENT

Dina offered some time to address any community feedback or committee comment. Dave commented on the wide range of County projects and the positive impact they make on the community.

Rachel Boyett provided several updates regarding current assessment work. Phase II reports are in progress for Magna Main Street and South Salt Lake Public Works and are anticipated to be ready in the second and third week of September. Citizens West's updated Phase I report was received on July 25, 2024. Major Street Phase II drilling is scheduled for September 4, 2024, at 8:00AM and anyone interested may go in-person to watch. The 9 Line Property (937 S 200 W), a staff-approved Phase I, is currently underway and anticipate the Phase I report ready in mid-September. And finally, the County is still waiting for a signed Access Agreement from the Sellers to start Phase I for Murray Park Parcels. The County is working with County Parks and Rec, Murray City, and property owners to get a received signed Access Agreement.

Kersten reviewed the budget and advised that it will increase as current projects incur more costs and additional projects are pursued. Kersten also mentioned that the projects being currently worked on have the potential to be completed in the next month or two. The County is working to continue to secure new projects.

Dina reviewed budget requests for Major Street. The first request is a \$6,750 increase for Phase II which takes the total cost for Phase II to \$42,000 (SAP & Phase II Report). Dave Foster motioned to approve the new allotted amount and was seconded by Emily. Motion approved. The second request was also for Major Street and the potential need for an ABCA in case Terracon finds anything in their testing that indicate there is a release at the site above regulatory limits. If everything comes back below the limits, Terracon will return the money to the grant budget. Due to the short time frame that Salt Lake City is facing for the real estate transaction, the request was made in advance before the need was made official. A budget request for \$8,000 was made, which takes the total budget for the project from \$42,000 (from above) to \$50,000. Emily motioned to approve the new amount and was seconded by Dave Foster. Motion approved.

Dina requested information on any outreach or potential sites from Committee members or other attendees. Dave Foster mentioned he is continuing to reach out to his network for potential properties. Kersten also mentioned that the grant funds can be used for hazardous building material and asbestos surveys that can assist property owners understand worker protections for renovation or the full extent of the impact of materials on the property.

The next Committee meeting will be Tuesday, October 1 at 11:00am. Meeting adjourned.

Figure 1: Salt Lake County Project Area

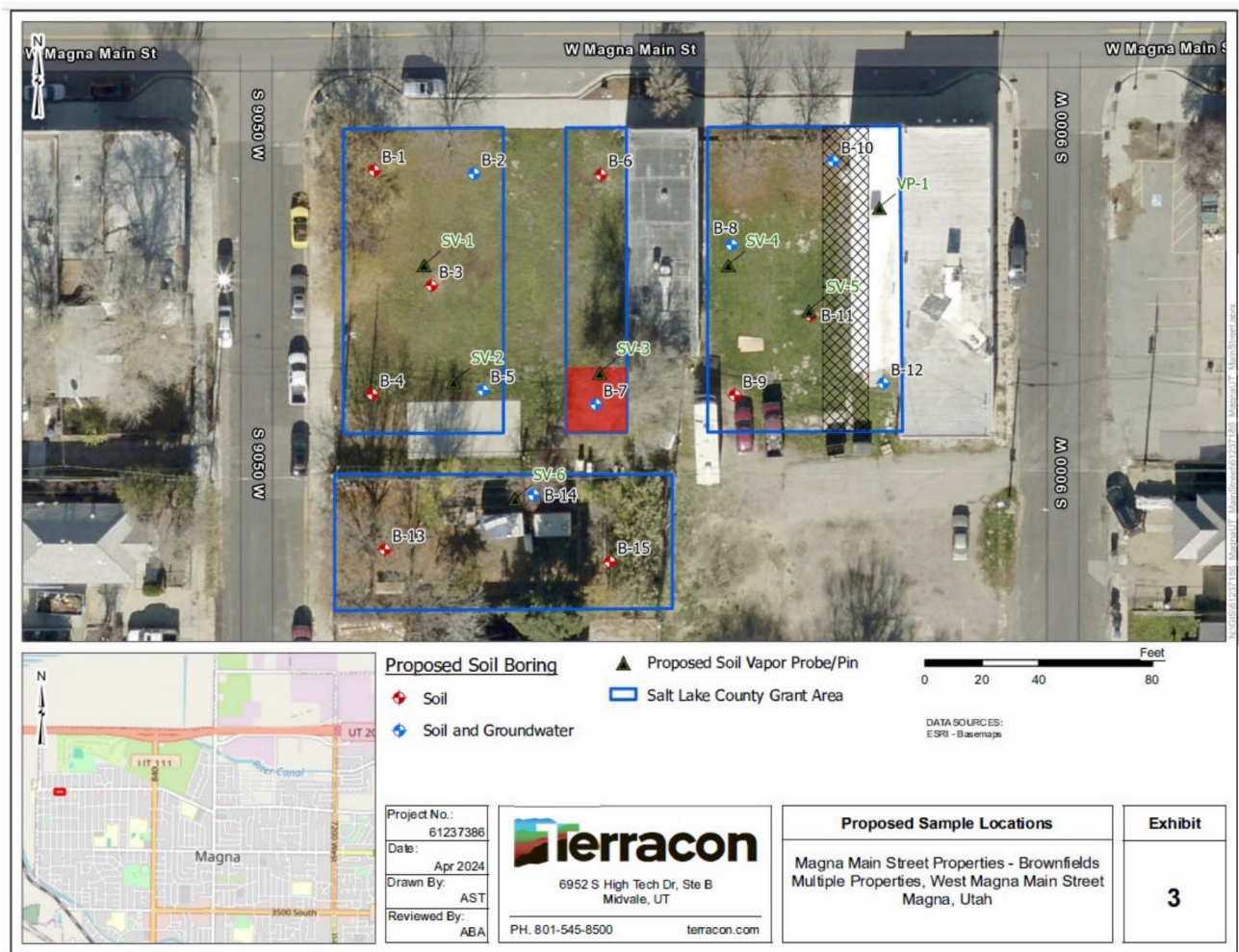


Figure 2: Utah Department of Environmental Quality Project Area



Site Name	Address	Acreage/Parcel Amt	Authorized Total Budget	Current Committee Request	Approved Work	SED Submission Date	SED Approval	Phase I Completion	SAP Approved	Phase II Completion	Clean up Report Completed
Magna Main St.	9011-9045 W Magna Main St.	0.63 Acres / 8 Parcels	\$59,200.00	-	SAP/Phase II	3/12/2024	3/19/2024	N/A	6/14/2024	9/13/2024	N/A
Guadalupe Neighborhood	637 W Girard Ave.	0.31 Acres / 1 Parcel	Not Yet Started	-	Not Yet Started	Not Yet Started	Not Yet Started	Not Yet Started	Not Yet Started	Not Yet Started	Not Yet Started
Poplar Grove	356-376 S. 900 W; 864 W 400 S; 321 S. 870 W; 365 S. 870 W	2.93 Acres / 11 Parcels	Not Yet Started	-	Not Yet Started	Not Yet Started	Not Yet Started	Not Yet Started	Not Yet Started	Not Yet Started	Not Yet Started
Citizens West	509 W 300 N	1.42 Acres / 2 Parcels	\$6,750.00	-	Phase I/Refresh	1/8/2024	1/17/2024	2/15/2024; 07/25/24	N/A	N/A	N/A
Public Works	W Oakland Ave	4.79 Acres / 19 Parcels	\$57,700.00	-	SAP/Phase II	3/18/2024	3/25/2024	N/A	7/16/2024	In Progress	N/A
SSL Park	20 W 2700 S	0.14 Acres / 1 Parcel	\$4,000.00	-	Phase I	3/12/2024	3/19/2024	4/12/2024	N/A	N/A	N/A
Major St SLC	1364 - 1388 S Major St	0.96 / 4 Parcels	\$54,750.00	-	Phase I/II	5/14/2024	5/17/2024	6/10/2024	8/22/2024	In Progress	N/A
Murray Park	1193 W. Winchester St (Murray); 1130 W Saddle Bluff Dr (WeJo)	5.28 / 2 Parcels	\$4,000.00	-	Phase I	6/6/2024	6/6/2024	9/12/2024	N/A	N/A	N/A
Midvale Unique Auto	788-798 W Center St; 7697 S Holden St	0.77 / 3 Parcels	Not Yet Started	-	Phase I/II	6/18/2024	6/24/2024	Not Yet Started	Not Yet Started	Not Yet Started	N/A
9 Line Property	937 S 200 W	0.25 Acres / 2 Parcels	\$3,500.00	\$6,500 for SAP; New total = \$10,000	Phase I	7/31/2024	8/5/2024	In Progress	N/A	N/A	N/A

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	\$ (98,254.25)	\$ 774,545.75
Subtotal	\$ 1,000,000.00	\$ (117,895.37)	\$ 882,104.63

Spending by Member	
NWSL	\$0
Magna	\$30,470
Salt Lake County	\$67,784
Additional Planned Spending (Payables) by Member	
NWSL	\$3,500
Magna	\$28,730
Salt Lake County	\$91,846
Total by Member	
NWSL	\$3,500
Magna	\$59,200
Salt Lake County	\$159,630

Contractor Budget	
Total Budget	\$ 872,800.00
Budget Minus Invoices	\$ 724,545.75
Total Remaining Funds Budgeted for Active Projects	(\$124,076)
Amount Available to Spend	\$ 600,470.00

Tracker to Qualify for More Funding	
Total Sites	10
Must spend to qualify for new application	(\$700,000)
Spent to Date	(\$117,895)
Budgeted/Committed for Active Projects	(\$124,076)
Still need to spend to qualify for new application	\$582,105

Active Sites				
Property	Budgeted Amount	Spent To Date	Budget Remaining	Jurisdiction
Magna Main St / 9033-9045 W. Magna Main St	\$ 59,200	\$ 30,470	\$ 28,730	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
SSL Public Works / Oakland Ave	\$ 57,700	\$ 31,750	\$ 25,950	Salt Lake County
Major Street / 1364 S. Major Street	\$ 54,750	\$ 12,505	\$ 42,245	Salt Lake County
Midvale Unique Auto / 788-798 W Center St, 7697 S Holden St	\$ -	\$ -	\$ -	Salt Lake County
9 Line/937 S 200 W	\$ 3,500	\$ 1,750	\$ 1,750	Salt Lake County
Outreach and Site Investigation (part of Contractual)	\$ 5,000	\$ 663	\$ 4,338	Salt Lake County
Terracon program support	\$ 16,375	\$ 3,812	\$ 12,563	Salt Lake County
Total	\$ 205,025	\$ 80,949	\$ 124,076	n/a

Complete Sites				
Property	Budgeted Amount	Spent To Date	Budget Remaining	Jurisdiction
Giv Development / 509 W. 300 North	\$ 6,750	\$ 6,750	\$ -	Salt Lake County
SSL Park / 20 W. 2700 South	\$ 4,000	\$ 4,000	\$ -	Salt Lake County
Murray Park Parcels / 1193 W Winchester St, 1130 W Saddle Bluff Dr	\$ 4,000	\$ 2,055	\$ 1,945	Salt Lake County
Terracon QAPP	\$ 4,500	\$ 4,500	\$ -	Salt Lake County
Total	\$ 19,250	\$ 17,305	\$ 1,945	