



**Brownfields Assessment Grant
Advisory Committee Meeting**

**COMMITTEE MEETING MINUTES
TUESDAY, 10/01/2024
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)
Moira Gray (Municipal Economic Development Manager, Salt Lake County)
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.

Dina requested a motion to approve the minutes from the September 3rd meeting. David Foster motioned to approve, and Emily Pasket seconded. Approved.

Dina offered some time to address any community feedback or committee comment. No feedback was received at this time.

Ben Bowers presented the results of the Magna Main Street Phase II Assessment. The properties under discussion were evaluated through the Salt Lake County Assessment Grant. The assessment focused on historical uses of the sites, regulatory databases, and potential environmental impacts. Terracon identified several historic uses, particularly dry-cleaning operations, that may have contributed to contamination. They conducted thorough sampling of soil, groundwater, and soil vapor. The findings revealed no significant contamination from

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petroleum or volatile organic compounds (VOCs) above regulatory limits. However, chloroform, which can be a byproduct of chlorine reacting with organic materials, was found in the groundwater. This may indicate potential contamination from a leaking municipal waterline. While immediate remediation actions are not required, the presence of chloroform suggests that precautions should be taken. If redevelopment occurs, it is recommended to implement engineering controls, such as vapor barriers, to protect future occupants from possible vapor intrusion of chloroform and other compounds.

Kersten Swinyard provided information regarding the review process by the State. They will review the report and provide their commentary at a later date. The County will provide the Magna with copies of the Assessment and a summary of the results for their next Redevelopment Agency meeting.

Rachel Boyett provided several updates regarding current assessment work. The Phase II reports for South Salt Lake Public Works and Salt Lake City Major Street are anticipated to be ready by the second and third week of October. Phase I reports were completed for both Murray Park and the 9 Line Property.

Ben provided additional insight into the 9 Line Property Phase I Assessment. The investigation suggested that the property was affected by a historic dry cleaner in the area, which contributed to the solvents on the eastern and southeastern edges of the groundwater plume that were above regulatory limits. Because of the property's location near these historic uses, Terracon is recommending a subsurface investigation to see if there is a potential for dry cleaning impacts.

Kersten provided a brief overview of the budget and transitioned the time over to Dina to review budget requests for the 9 Line Property. Because the 9 Line Property will require a Phase II Assessment and estimates for that Phase II are still underway, a budget request was made for the SAP at \$6,500, which would take the total cost of the project from \$3,500 to \$10,000. Emily Paskett motioned to approve the new allotted amount and was seconded by Dave Foster. Motion approved.

Kersten updated the Committee regarding the Major Street property no longer requiring funding for the ABCA. The budget request during the Committee's last meeting was preemptive in case it was needed before this Committee meeting, but seeing as there will be no further assessments, the ABCA is no longer required, and the funds will be returned back to the budget.

Dina requested information on any outreach or potential sites from Committee members or other attendees. The committee briefly discussed potential projects for staff to follow up with.

The next Committee meeting will be Tuesday, Nov. 5, at 9:00am. Meeting adjourned.
