



**Brownfields Assessment Grant  
Advisory Committee Meeting**

**Tuesday, November 5, 2024  
9:00AM**

**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 10/01/2024 meeting (**action**) – **Dina**
3. Community feedback or Committee comments (**discussion**) – **Dina**
4. Phase II Assessment Results Overview – **Ben Bowers**, Terracon – 15 mins
  - a. Results: Major Street, SSL Public Works/Oakland Ave
5. Other assessment work updates (**discussion**) – **Rachel Boyett**, Salt Lake County – 5 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 Phase II Assessment, \$30,000. (Prior approval for \$6,500 SAP and \$3,500 Phase I. New project total would be \$40,000.)
  - b. Midvale Holden St. (7683 & 7697 Holden St.; 752, 764, 774, 788, 798 W Center St.): Cleanup Planning (Analysis of Brownfield Cleanup Alternatives), up to \$9,000. (No prior budget.)
8. Any additional properties from committee members/attendees (**discussion**) – **Dina**
9. Next meeting: Dec. 3, 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

Meeting password: RmQ5783k3pr



Join from a video system or application  
Dial 24934850224@slco.webex.com

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*Notes: Members of the Brownfields Assessment Grant Advisory Committee may participate electronically or in person.*

*Motions related to any of the preceding 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, 10/01/2024  
11:00 AM**

**Committee Members in Attendance**

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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**

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Kersten Swinyard (Senior Economic Development Manager, 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)  
Moira Gray (Municipal Economic Development Manager, Salt Lake County)  
Adam Miller (District Attorney, Salt Lake County)

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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 3<sup>rd</sup> 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



**SALT LAKE  
COUNTY**  
**ECONOMIC DEVELOPMENT**

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.

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# Map of Major Street Property



# Map of SSL Public Works/Oakland Ave. Property



[illegible]

| 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   | \$ (178,370.25) | \$ 694,429.75   |
| Subtotal                             | \$ 1,000,000.00 | \$ (198,011.37) | \$ 801,988.63   |

| Spending by Member                               |           |
|--------------------------------------------------|-----------|
| NWSL                                             | \$0       |
| Magna                                            | \$49,970  |
| Salt Lake County                                 | \$128,400 |
| Additional Planned Spending (Payables) by Member |           |
| NWSL                                             | \$3,500   |
| Magna                                            | \$9,230   |
| Salt Lake County                                 | \$31,675  |
| Total by Member                                  |           |
| NWSL                                             | \$3,500   |
| Magna                                            | \$59,200  |
| Salt Lake County                                 | \$160,075 |

| Contractor Budget                                  |               |
|----------------------------------------------------|---------------|
| Total Budget                                       | \$ 872,800.00 |
| Budget Minus Invoices                              | \$ 644,429.75 |
| Total Remaining Funds Budgeted for Active Projects | (\$44,405)    |
| Amount Available to Spend                          | \$ 600,025.00 |

| Tracker to Qualify for More Funding                |             |
|----------------------------------------------------|-------------|
| Total Sites                                        | 11          |
| Must spend to qualify for new application          | (\$700,000) |
| Spent to Date                                      | (\$198,011) |
| Budgeted/Committed for Active Projects             | (\$44,405)  |
| Still need to spend to qualify for new application | \$501,989   |

| Active Sites                                                    |                 |               |                  |                  |
|-----------------------------------------------------------------|-----------------|---------------|------------------|------------------|
| Property                                                        | Budgeted Amount | Spent To Date | Budget Remaining | Jurisdiction     |
| Magna Main St / 9033-9045 W. Magna Main St                      | \$ 59,200       | \$ 49,970     | \$ 9,230         | 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       | \$ 49,250     | \$ 8,450         | Salt Lake County |
| Major Street / 1364 S. Major Street                             | \$ 46,750       | \$ 46,750     | \$ -             | Salt Lake County |
| Midvale Unique Auto / 788-798 W Center St, 7697 S Holden St     | \$ -            | \$ -          | \$ -             | Salt Lake County |
| 9 Line/937 S 200 W                                              | \$ 10,000       | \$ 7,500      | \$ 2,500         | Salt Lake County |
| Midvale Holden Street / multiple addresses                      | \$ -            | \$ -          | \$ -             | Salt Lake County |
| Outreach and Site Investigation (part of Contractual)           | \$ 5,000        | \$ 1,202      | \$ 3,799         | Salt Lake County |
| Terracon program support                                        | \$ 16,375       | \$ 4,449      | \$ 11,926        | Salt Lake County |
| Total                                                           | \$ 203,525      | \$ 159,120    | \$ 44,405        | 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        | \$ 4,000      | \$ -             | Salt Lake County |
| Terracon QAPP                                                      | \$ 4,500        | \$ 4,500      | \$ -             | Salt Lake County |
| Total                                                              | \$ 19,250       | \$ 19,250     | \$ -             |                  |