



**Brownfields Assessment Grant
Advisory Committee Meeting**

**Tuesday, December 3, 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 11/05/2024 meeting (**action**) – **Dina**
3. Community feedback or Committee comments (**discussion**) – **Dina**
4. Assessment work updates (**discussion**) – **Rachel Boyett**, Salt Lake County – 5 mins
5. Budget updates (**discussion**) – **Kersten Swinyard**, Salt Lake County – 5 mins
6. Property budget request (**discussion, action**) – **Kersten, Dina** – 10 mins
 - a. Poplar Grove (877 W 400 S): Indoor Air Sampling: Sampling and Analysis Plan (SAP) – \$6,500 (No prior budget)
 - b. Midvale Holden St. (7683 & 7697 Holden St.; 752, 764, 774, 788, 798 W Center St.): Sampling and Analysis Plan (SAP) at \$6,500. (ABCA previously approved, work scope has now changed)
7. Any additional properties from committee members/attendees (**discussion**) – **Dina**
8. Next meeting: Jan. 7, 2024
9. 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

You can also dial 173.243.2.68 and enter your meeting number



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, 11/5/2024

09:00 AM

Committee Members in Attendance

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

Lincoln Grevengoed (Utah Department of Environmental Quality)
Kate Gregory (Project Officer, U.S. Environmental Protection Agency)
Ben Bowers (Project Manager, Terracon Consultants)
Adam Miller (District Attorney, Salt Lake County)
Isaac Higham (County Council Senior Policy Advisor, Salt Lake County)

Dina Blaes, Director of the Office of Regional Development and acting chair, welcomed everyone to the meeting. She congratulated Corbin Anderson on his upcoming retirement. Dina then requested a motion to approve the minutes from the October 1st meeting. Emily Paskett motioned to approve the minutes, and Corbin Anderson seconded. The motion was approved.

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

Ben Bowers presented the findings of the Phase II assessments for the Major Street and South Salt Lake Public Works/Oakland Avenue sites. For the Major Street site, the Phase II revealed elevated levels of arsenic and lead in the fill soil which will be removed and properly disposed of during the remediation process. Groundwater testing showed no high levels of metals, VOCs, or petroleum hydrocarbons. Low levels of chloroform were detected in the soil vapor, and a slight exceedance of benzene above the Maximum Contaminant Level (MCL) was found in the groundwater. These findings can be addressed during the redevelopment phase. The South Salt Lake Public Works/Oakland Avenue site consists of some properties previously owned by South Salt Lake and others that were recently acquired, all of which will be developed into a public



works building. The Phase II report found some arsenic levels in the fill soil which will be removed as part of the remediation. No issues were detected in the groundwater.

Rachel Boyett provided updates on several ongoing assessment projects. Salt Lake County is working on site eligibility for a corner parcel in Poplar Grove with a history of gas station use. The 9 Line property has a draft Sampling and Analysis Plan (SAP) under review and a pending budget request for its Phase II Assessment. The County has an approved SED for the Holden Street properties and is collaborating with the State, Terracon, and Midvale to develop an Analysis of Brownfields Cleanup Alternatives (ABCA).

Kersten provided an overview of the budget, highlighting the sites in progress and those that have been completed. The workplan budget outlines both the designated and actual budgets, with the expectation that the contractual budget for Terracon will continue to grow as their work progresses.

Dina presented two budget requests. 9 Line Assessment work requires a Phase II Assessment report at \$30,000. Dave Foster motioned to approve the new budget, and Emily seconded. The motion was approved. Midvale Holden Street Cleanup Planning requires up to \$9,000 for an Analysis of Brownfield Cleanup Alternatives (ABCA). Emily Paskett motioned to approve the request, Corbin seconded, and the motion was approved.

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, Dec. 3, at 11:00AM. Meeting adjourned.

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. Magna	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., Salt Lake City	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	877 W 400 S., Salt Lake City	2.93 Acres / 11 Parcels	\$6,500.00	\$6,500 for SAP	Not Yet Started	10/7/2024	In Progress	Not Yet Started	Not Yet Started	Not Yet Started	Not Yet Started
Citizens West	509 W 300 N, Salt Lake City	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, Salt Lake City	4.79 Acres / 19 Parcels	\$57,700.00	-	SAP/Phase II	3/18/2024	3/25/2024	N/A	7/16/2024	10/25/2024	N/A
SSL Park	20 W 2700 S, South Salt Lake	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., Salt Lake City	0.96 Acres / 4 Parcels	\$54,750.00	-	Phase I/II	5/14/2024	5/17/2024	6/10/2024	8/22/2024	10/17/2024	N/A
Murray Park	1193 W. Winchester St (Murray); 1130 W Saddle Bluff Dr (WeJo)	5.28 Acres / 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; Midvale	0.77 Acres / 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 , Salt Lake City	0.25 Acres / 2 Parcels	\$40,000.00	-	Phase I/SAP/Phase II	7/31/2024	8/5/2024	9/23/2024	In Progress	Not Yet Started	N/A
Midvale Holden St.	7683 & 7697 Holden St.; 752, 764, 774, 788, 798 W Center St., Midvale	1.41 Acres / 9 Parcels	\$6,500.00	\$6,500 for SAP (\$9,000 for ABCA returned to the budget)	ABCA	11/19/2024		N/A	Not Yet Started	Not Yet Started	Not Yet Started

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	\$ (22,893.02)	\$ 60,027.98
Fringe Benefits	\$ 30,682.00	\$ (7,253.54)	\$ 23,428.46
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	\$ (208,671.56)	\$ 791,328.44

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	\$70,675
Total by Member	
NWSL	\$3,500
Magna	\$59,200
Salt Lake County	\$199,075

Contractor Budget	
Total Budget	\$ 872,800.00
Budget Minus Invoices	\$ 644,429.75
Total Remaining Funds Budgeted for Active Projects	(\$83,405)
Amount Available to Spend	\$ 561,025.00

Tracker to Qualify for More Funding	
Total Sites	11
Must spend to qualify for new application	(\$700,000)
Spent to Date	(\$208,672)
Budgeted/Committed for Active Projects	(\$83,405)
Still need to spend to qualify for new application	\$491,328

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
Midvale Unique Auto / 788-798 W Center St, 7697 S Holden St	\$ -	\$ -	\$ -	Salt Lake County
9 Line/937 S 200 W	\$ 40,000	\$ 7,500	\$ 32,500	Salt Lake County
Midvale Holden Street / multiple addresses	\$ 9,000	\$ -	\$ 9,000	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	\$ 195,775	\$ 112,370	\$ 83,405	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
Major Street / 1364 S. Major Street	\$ 46,750	\$ 46,750	\$ -	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	\$ 66,000	\$ 66,000	\$ -	