

Salt Lake County Division of Economic Development

**Wasatch Brownfields Coalition
Board Meeting**

**BOARD MEETING MINUTES
TUESDAY, OCTOBER 29, 2024
9:00 AM**

Board Members in Attendance

Dina Blaes, Acting Chair (Director of Office of Regional Development, Salt Lake County)
Cara Lindsley, Vice Chair (Deputy Director, Salt Lake City Redevelopment Agency)
Catherine Wyffels (Air Quality and Environmental Program Manager, Salt Lake City)
Corbin Anderson (Bureau Manager, Salt Lake County Air Quality Bureau)
Emily Paskett (Environmental Programs Manager, Salt Lake County)
Sara Meess (Business Development Division Manager, Ogden City)

Staff

Rachel Boyett (Economic Development Coordinator, Salt Lake County)
Kersten Swinyard (Senior Economic Development Manager, Salt Lake County)
Adam Miller (Deputy District Attorney, Salt Lake County)
Caitlin Lea (Office of Regional Development Loan Analyst, Salt Lake County)
Mike Fife (Office of Regional Development Assistant Fiscal Manager, Salt Lake County)

Others in Attendance

Joe Katz (VCP/Brownfields, Utah Department of Environmental Quality)
Lincoln Grevengoed (VCP/Brownfields, Utah Department of Environmental Quality)
Curtis Jeffries (Brownfields Project Manager, EPA Region 8)
Paige Walton (Program Manager, Division of Waste Management and Radiation Control)
George Hauser (SMH Builders)
Emilie Hauser (SMH Builders)

Dina Blaes, ex officio chair of the Wasatch Brownfield Coalition Board, welcomed attendees and expressed gratitude to Sara Meess for representing Ogden.

Next, Dina asked for a motion to approve the minutes from the February 27, 2024, meeting. Emily Paskett motioned to approve the minutes and Corbin Anderson approved. Motion passed.

Then, Kersten Swinyard provided a summary of RLF updates since the February Board meeting, highlighting two active funds. The 2012 fund, which funds petroleum and hazardous materials projects separately and has been extended to 2027, currently has one active recipient, CW Urban (The Darlene), with one year remaining on repayments. The 2012 fund has enough funds to assist one additional petroleum project such as J Fisher, who is in the process of preparing for a loan for later this year. The 2022 fund has one active recipient (269 Brooklyn) and two prospective borrowers (Former Ace Auto site and 1050 S Washington), with over \$3 million in

funding still available. Kersten discussed the loan management and marketing efforts, including prospective loan applicants J Fisher and Ace Auto, an RFP for loan servicing software that recently closed, and collaboration with external organizations including conversations with project officer Curt Jeffries on concurrence with historic preservation and endangered species legislation and assistance from UDEQ.

Next, Kersten gave an overview of the prospective borrower's property, 1050 S Washington, which was followed by a presentation by George and Emilie Hauser. The property has three buildings and transitioned from mixed residential and commercial uses from 1911 to the 1960s to exclusive commercial use from 1970 to 2022, with the most notable occupant being a chrome plating business. The site has documented soil and groundwater contamination, primarily from hexavalent chromium, arsenic, lead, and petroleum hydrocarbons. The remediation plan aims to mitigate these contaminants through soil removal and chemical treatment, followed by long-term groundwater monitoring. Redevelopment plans propose a seven-story apartment building with 199 rent-restricted units, utilizing Low-Income Housing Tax Credit (LIHTC) financing, along with a two-story concrete podium parking structure. The property qualifies for a loan amount of \$1 million due to its enhanced qualifying conditions: two or more contaminant families co-mingled in the same medium, location in an underserved Census tract, and less than a 0.25-mile proximity to a TRAX station.

Cara Lindsley then presented the Internal Review Committee's findings, confirming that all conditions were met for the \$1 million loan and that it is a low-risk loan with necessary back up repayment options if needed. She discussed the questions the Committee had including whether the owner is required to notify tenants of contamination (not required) and protections for workers during remediation (protection efforts are built into the Remedial Action and Health and Safety Plans). She concluded with the committee's recommendation to approve the loan.

During the Q&A session, Dina made an inquiry about the timeline for the LIHTC application, with the borrowers indicating they plan to apply in April 2025 after remediation is completed.

Cara Lindsley made a motion to approve the loan and enter into a loan agreement with the Hausers for the 1050 S Washington property. Motion was seconded by Sara Meess. The motion passed 6-0.

No other items from the board at this time. The next meeting is scheduled for November 26, 2024, or as needed. Meeting adjourned.