



**Brownfields Assessment Grant
Advisory Committee Meeting**

**Tuesday, March 4, 2025
11:00AM**

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

AGENDA

1. Welcome – **Kersten Swinyard**, Salt Lake County – 5 mins
2. Approve minutes from 02/04/2024 meeting (**action**) – **Kersten**
3. Community feedback or Committee comments (**discussion**) – **Kersten**
4. Assessment work and budget updates (**discussion**) – **Rachel Boyett**, Salt Lake County – 10 mins
5. Property budget request (**discussion, action**) – **Rachel & Kersten** – 5 mins
 - a. Stanbridge Parcels (8 parcels): Sampling and Analysis Plan (SAP) – \$6,500 (No prior budget)
6. Any additional properties from committee members/attendees (**discussion**) – **Rachel**
7. Next meeting: April 1, 2025, or as needed
8. 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

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, 02/04/2025
11:00 AM**

Committee Members in Attendance

Kersten Swinyard (Economic Development Director, Salt Lake County), Chair
David Foster (Construction Manager, NeighborWorks Salt Lake)
Emily Paskett (Environmental Programs Manager, Salt Lake County)
Ronald Lund (Environmental Health Director, Salt Lake County)

Staff

Rachel Boyett (Economic Development Coordinator, Salt Lake County)
Adam Miller (District Attorney, Salt Lake County)

Others in Attendance

Joe Katz (Utah Department of Environmental Quality)
Ben Bowers (Project Manager, Terracon Consultants)
Isaac Higham (County Council Senior Policy Advisor, Salt Lake County)

Excused

David Brickey (City Manager, Magna Township)

Kersten Swinyard welcomed everyone to the meeting and introduced Ronald Lund, Director of Environmental Health from Salt Lake County's Health Department. He is stepping in as Corbin Anderson's replacement for now. Kersten then requested a motion to approve the minutes from the Nov. 5, 2024, meeting. Emily Paskett motioned to approve the minutes, and David Foster seconded. The motion was approved.

Kersten requested a nomination for Vice Chair to preside in the Chair's absence, or as needed. Emily volunteered to serve as Vice Chair. Kersten moved to appoint Emily as Vice Chair, which was seconded by Ronald Lund. Motion approved.

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

Adam Miller provided the Board and attendees with a training in open and public meetings policies and procedures. He reviewed public noticing, agenda preparation, meeting minutes, and recording requirements.

**SALT LAKE
COUNTY**
ECONOMIC DEVELOPMENT

Kersten provided an update to the board on grant activities since the last board meeting. Since then, Phase II for the 9 Line property was finished Poplar Grove took an extended amount of time to seek approval for assessment due to its history as a petroleum site, and it was approved in late January. Eight parcels of RDA properties on Montrose Ave. also have a petroleum history and triggered the State petroleum letter of determination process, and they were approved by the EPA in late January. Shovaer's Electronics is a single parcel in the Folsom Corridor that is currently being remediated through an EPA Cleanup Grant and requires additional testing. The Sugarhouse Former Deseret Industry properties were approved for a Phase I and may require a SAP/phase II dependent on Phase I results. Then, two properties were discussed that Midvale Public Works is hoping to acquire to expand their facility and has requested assistance in conducting a Phase I to meet AAI compliance. The final properties discussed were the Stanbridge properties, one of which has a petroleum history and has triggered the State petroleum letter of determination process. If approved by the EPA, it would require a SAP and Phase II.

Kersten informed the Board that these were the updates as of last Monday, Jan. 27th, 2025. On Jan. 28th, County staff were notified that funding would not be available as part of a recent executive order. That order was rescinded but the Assessment grant was also part of a Jan. 20th executive order, "Unleashing American Energy", which paused funding and no longer allowed staff access to the grant funds. However, a court ruling from Jan. 31st, 2025, suspended the freeze of funds and County staff and officials are evaluating next steps.

Rachel Boyett provided a summary of budget requests to be considered for approval by the Committee. The first request was for Poplar Grove for a Sampling and Analysis Plan (SAP) which would cost \$6,500. Emily motioned to approve this budget and Dave seconded. Motion carried. The second request made was for Montrose Properties, for a Sampling and Analysis Plan (SAP), which would cost \$6,500. Emily motioned to approve this budget and was seconded by Kersten. Motion approved. The third request was made for a Sampling and Analysis Plan for Midvale Unique Auto that would also cost \$6,500. Emily motioned to approve this budget and was seconded by Kersten. Motion approved. The final request was for Shovaer's Electronics and requires a Sampling and Analysis Plan (SAP) and Phase II Assessment. The total cost for these projects would be \$34,500 (\$6,500 SAP; \$28,000 Phase II Assessment. Dave motioned to approve this request and Ron seconded. Motion carried.

Ron asked how staff know the approximate budgets of the work to be done if current projects are not yet complete. Kersten explained that the numbers are based on the prices from the RFP responses Terracon submitted and the specific sampling required for the Shovaer's Electronics property, which is used to approximate the Phase II budget.

The next Committee meeting will be March 4, 2025 or as needed. 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
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
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
Poplar Grove	356 S 900 W	0.21/ 1 Parcel	Not Yet Started	-	Phase I	5/20/2024	5/20/2024	Not Yet Started	N/A	N/A	N/A
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
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	11/27/2024	1/14/2025	N/A
Poplar Grove	877 W 400 S., Salt Lake City	0.32 Acres / 1 Parcel	\$6,500.00	-	SAP/Phase II	1/6/2025	1/22/2025	N/A	In progress	Not Yet Started	N/A
Midvale Unique Auto	788-798 W Center St; 7697 S Holden St; Midvale	0.77 Acres / 3 Parcels	\$11,500.00	-	Phase I/SAP/ Phase II	6/18/2024	6/24/2024	In Progress	Not Yet Started	Not Yet Started	N/A
SLC RDA Montrose Ave.	264 W 800 S., 244 W 800 S; 745, 765 & 753 S 300 W; 244-246, 254, & 252 W Montrose Ave., Salt Lake City	1.88 Acres / 8 Parcels	\$14,000.00	-	Phase I/SAP/ Phase II	1/13/2025	1/23/2025	In Progress	Not Yet Started	Not Yet Started	N/A
Shovaer's Electronics	22 S Jeremy St., Salt Lake City	0.34/1 Parcel	\$34,500.00	-	In Progress	In Progress	In Progress	N/A	Not Yet Started	Not Yet Started	N/A
Sugarhouse/Former Deseret Industries	2234 & 2226 S Highland Dr.; 1103, 1113, 1085, & 10885 E # NFF1 Simpson Ave., 1104 E Sugarmont Dr., Salt Lake City	1.8 Acres / 7 Parcels	\$7,000.00	-	Phase I/SAP/ Phase II	12/20/2024	12/31/2024	In Progress	N/A	N/A	N/A
Midvale Public Works	8170 & 8172 S Main Street, Midvale	1.55 Acres/2 Parcels	\$4,500.00	-	Phase I	1/21/2025	1/27/2025	In Progress	N/A	N/A	N/A
Stanbridge Property	803, 805, 807, and 815 W Simondi Ave., 319 N 800 W, 812-814W 300 N, Salt Lake City	0.91 Acres/8 Parcels	-	\$6,500 for SAP	SAP/Phase II	1/16/2025	2/28/2025	N/A	Not Yet Started	Not Yet Started	N/A
Magna - Neighborhood Park (Property Transfers)	2905 S. 9150 West, 2939 S. 9150 W, 2908 S. 9100 W, Magna	1.44 Acres/3 Parcels	-	-	Phase I	2/24/2025	3/3/2025	Not Yet Started	N/A	N/A	N/A
Magna - Main Street (Property Transfers)	9045, 9033, 9021 (2 parcels), 9017, 9011 W. Magna Main Street & 2725 S. 9050 W., Magna	0.63 Acres/8 Parcels	-	-	In Progress	2/27/2025	In Progress	Not Yet Started	N/A	N/A	N/A
Magna - Mantle Park (Property Transfers)	9094 W. Magna Main Street, Magna	0.28 Acres/1 Parcel	-	-	In Progress	2/27/2025	In Progress	Not Yet Started	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	\$ (32,171.24)	\$ 50,749.76
Fringe Benefits	\$ 30,682.00	\$ (12,085.21)	\$ 18,596.79
Travel	\$ 11,880.00	\$ -	\$ 11,880.00
Supplies	\$ 1,717.00	\$ (154.75)	\$ 1,562.25
Contractual	\$ 872,800.00	\$ (217,459.25)	\$ 655,340.75
Subtotal	\$ 1,000,000.00	\$ (261,870.45)	\$ 738,129.55

Spending by Member	
NWSL	\$0
Magna	\$49,970
Salt Lake County	\$167,289
Additional Planned Spending (Payables) by Member	
NWSL	\$3,500
Magna	\$0
Salt Lake County	\$91,086
Total by Member	
NWSL	\$3,500
Magna	\$49,970
Salt Lake County	\$258,375

Contractor Budget	
Total Budget	\$ 872,800.00
Budget Minus Invoices	\$ 605,340.75
Total Remaining Funds Budgeted for Active Projects	(\$94,586)
Amount Available to Spend	\$ 510,755.00

Tracker to Qualify for More Funding	
Total Sites	16
Must spend to qualify for new application	(\$700,000)
Spent to Date	(\$261,870)
Budgeted/Committed for Active Projects	(\$94,586)
Still need to spend to qualify for new application	\$438,130

Active Sites				
Property	Budgeted Amount	Spent To Date	Budget Remaining	Jurisdiction
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
Midvale Unique Auto / 788-798 W Center St, 7697 S Holden St	\$ 11,500	\$ 770	\$ 10,730	Salt Lake County
Midvale Holden Street / multiple addresses	\$ -	\$ -	\$ -	Salt Lake County
Sugarhouse/Former Deseret Industries (multiple addresses)	\$ 7,000	\$ 950	\$ 6,050	Salt Lake County
Midvale Public Works	\$ 4,500	\$ 600	\$ 3,900	Salt Lake County
Montrose Properties	\$ 14,000	\$ 350	\$ 13,650	Salt Lake County
Poplar Grove /877 W 400 South	\$ 6,500	\$ 100	\$ 6,400	Salt Lake County
Shovaers Electronics	\$ 34,500	\$ -	\$ 34,500	Salt Lake County
Outreach and Site Investigation (part of Contractual)	\$ 5,000	\$ 4,667	\$ 334	Salt Lake County
Terracon program support	\$ 16,375	\$ 5,853	\$ 10,522	Salt Lake County
Total	\$ 107,875	\$ 13,289	\$ 94,586	n/a

Complete Sites				
Property	Budgeted Amount	Spent To Date	Budget Remaining	Jurisdiction
Magna Main St / 9033-9045 W. Magna Main St	\$ 52,700	\$ 49,970	\$ 2,730	Magna
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
SSL Public Works / Oakland Ave	\$ 57,700	\$ 51,200	\$ 6,500	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
9 Line/937 S 200 W	\$ 40,000	\$ 36,800	\$ 3,200	Salt Lake County
Terracon QAPP	\$ 4,500	\$ 4,500	\$ -	Salt Lake County
Total	\$ 216,400	\$ 203,970	\$ 12,430	