



**Brownfields Assessment Grant
Advisory Committee Meeting**

**Tuesday, April 1, 2025
11:00AM**

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

AGENDA

1. Welcome and hit record – **Kersten Swinyard**, Salt Lake County
2. Approve minutes from 03/04/2025 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. Sugarhouse/Former Deseret Industries (7 parcels): Sampling and Analysis Plan (SAP) – \$6,500 (Phase I Budget: \$7,000)
 - b. Murray Secured Auto (3 Parcels): Sampling and Analysis Plan (SAP) – \$6,500 (No prior budget)
6. Any additional properties from committee members/attendees (**discussion**) – **Rachel**
7. Next meeting: May 6, 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, 03/04/2025
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)
David Brickey (City Manager, Magna City)

Staff

Rachel Boyett (Economic Development Coordinator, Salt Lake County)
Mike Fife (Office of Regional Development Assistant Fiscal Manager, Salt Lake County)

Others in Attendance

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

Kersten Swinyard welcomed everyone to the meeting and requested a motion to approve the minutes of the Feb. 4, 2025, meeting. Emily Paskett motioned to approve the minutes, and Ronald Lund seconded. The motion was approved.

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

Rachel Boyett provided an update to the Committee on grant activities since the last meeting. The SAP for Poplar Grove and the Phase 1 Assessments for Midvale Unique Auto, Montrose Ave. Properties, Sugarhouse/Former Deseret Industries, and Midvale Public Works are currently in progress. The SED for Shovaer's Electronics, a parcel being remediated through an EPA Cleanup Grant that requires additional testing, was approved this morning by the EPA for a SAP and Phase II Assessment. The EPA noted that the soil vapor can be assessed through Salt Lake County's grant and the installation of groundwater wells and groundwater monitoring can be funded by Salt Lake City's Cleanup Grant. Ben Bowers from Terracon asked for more information regarding the decision process as Salt Lake City's Cleanup grant does not have the funds to cover the assessment of groundwater.

**SALT LAKE
COUNTY**
ECONOMIC DEVELOPMENT

The next properties discussed were the Stanbridge properties (8 parcels), which were approved by the EPA for a SAP and Phase II Assessment last week and require budget approval from the Committee. The final properties discussed were Magna Neighborhood Park (3 parcels), Magna Main Street (8 parcels), and Magna Mantle Park (1 parcel) which are being transferred from Salt Lake County to Magna City and require Phase I Assessments to meet AAI compliance for the transaction. If approved by the EPA, Phase I Assessments will be conducted on these properties.

Rachel then provided a summary of the budget, noting the budget status of active and complete sites and the remaining funds available to date are \$738,129.55.

A budget request was made to the Committee by Kersten for a Sampling and Analysis Plan (SAP) for the Stanbridge parcels, which would cost \$6,500. Emily motioned to approve this budget and David Brickey seconded. Motion carried.

The next Committee meeting will be April 1, 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 Public Works	8170 & 8172 S Main Street, Midvale	1.55 Acres/2 Parcels	\$4,500.00	-	Phase I	1/21/2025	1/27/2025	3/12/2025	N/A	N/A	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 CRA 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	3/28/2025	In progress	Not Yet Started	N/A
Shovaer's Electronics	22 S Jeremy St., Salt Lake City	0.34/1 Parcel	\$34,500.00	-	SAP/Phase II	2/7/2025	3/4/2025	N/A	In progress	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	\$6500 for the SAP	Phase I/SAP/ Phase II	12/20/2024	12/31/2024	3/27/2025	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	\$6,500.00	-	SAP/Phase II	1/16/2025	2/28/2025	N/A	In progress	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	\$4,500.00	-	Phase I	2/24/2025	3/3/2025	In Progress	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	\$6,500.00	-	Phase I	2/27/2025	3/14/2025	In Progress	N/A	N/A	N/A
Magna - Mantle Park (Property Transfers)	9094 W. Magna Main Street, Magna	0.28 Acres/1 Parcel	\$3,500.00	-	Phase I	2/27/2025	3/14/2025	In Progress	N/A	N/A	N/A
Murray Secured Auto	4285 S. State Street	3 Parcels	-	\$6500 for the SAP	SAP/Phase II	3/12/2025	3/18/2025	N/A	Not Yet Started	Not Yet Started	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	\$ (34,457.83)	\$ 48,463.17
Fringe Benefits	\$ 30,682.00	\$ (13,152.09)	\$ 17,529.91
Travel	\$ 11,880.00	\$ -	\$ 11,880.00
Supplies	\$ 1,717.00	\$ (154.75)	\$ 1,562.25
Contractual	\$ 872,800.00	\$ (236,159.25)	\$ 636,640.75
Subtotal	\$ 1,000,000.00	\$ (283,923.92)	\$ 716,076.08

Spending by Member	
NWSL	\$0
Magna	\$49,970
Salt Lake County	\$185,989
Additional Planned Spending (Payables) by Member	
NWSL	\$10,000
Magna	\$14,500
Salt Lake County	\$72,386
Total by Member	
NWSL	\$10,000
Magna	\$64,470
Salt Lake County	\$258,375

Contractor Budget	
Total Budget	\$ 872,800.00
Budget Minus Invoices	\$ 586,640.75
Total Remaining Funds Budgeted for Active Projects	(\$96,886)
Amount Available to Spend	\$ 489,755.00

Tracker to Qualify for More Funding	
Total Sites	20
Must spend to qualify for new application	(\$700,000)
Spent to Date	(\$283,924)
Budgeted/Committed for Active Projects	(\$96,886)
Still need to spend to qualify for new application	\$416,076

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	\$ 2,670	\$ 8,830	Salt Lake County
Midvale Holden Street / multiple addresses	\$ -	\$ -	\$ -	Salt Lake County
Sugarhouse/Former Deseret Industries (multiple addresses)	\$ 7,000	\$ 4,150	\$ 2,850	Salt Lake County
Montrose Properties	\$ 14,000	\$ 5,350	\$ 8,650	Salt Lake County
Poplar Grove /877 W 400 South	\$ 6,500	\$ 2,600	\$ 3,900	Salt Lake County
Shovaers Electronics	\$ 34,500	\$ 1,500	\$ 33,000	Salt Lake County
Stanbridge (8 parcels)	\$ 6,500	\$ -	\$ 6,500	NWSL
Magna Neighborhood Park	\$ 4,500	\$ -	\$ 4,500	Magna
Magna Main St / 9033-9045 W. Magna Main St (Property Transfer)	\$ 6,500	\$ -	\$ 6,500	Magna
Magna Mantle Park	\$ 3,500	\$ -	\$ 3,500	Magna
Outreach and Site Investigation (part of Contractual)	\$ 5,000	\$ 4,667	\$ 334	Salt Lake County
Terracon program support	\$ 16,375	\$ 6,553	\$ 9,822	Salt Lake County
Total	\$ 124,375	\$ 27,489	\$ 96,886	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
Midvale Public Works	\$ 4,500	\$ 4,500	\$ -	Salt Lake County
Terracon QAPP	\$ 4,500	\$ 4,500	\$ -	Salt Lake County
Total	\$ 220,900	\$ 208,470	\$ 12,430	