



**Brownfields Assessment Grant
Advisory Committee Meeting**

**Tuesday, May 6, 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 04/01/2025 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): Phase II Assessment - \$39,900
(Phase I Budget: \$7,000; Sampling and Analysis Plan (SAP) Budget: \$6,500)
 - b. Montrose Ave. (8 parcels): Phase II Assessment – \$47,000
(Phase I Budget: \$7,500; Sampling and Analysis Plan (SAP) Budget: \$6,500)
 - c. Stanbridge (8 parcels): Phase II Assessment – \$38,000
(Sampling and Analysis Plan (SAP) Budget: \$6,500)
 - d. Murray Secured Auto (2 parcels): Phase II Assessment - \$44,000
(Sampling and Analysis Plan (SAP) Budget: \$6,500)
6. Any additional properties from committee members/attendees (**discussion**) – **Rachel**
7. Next meeting: June 3, 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, 04/01/2025
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)
David Brickey (City Manager, Magna City)

Staff

Rachel Boyett (Economic Development Manager, Salt Lake County)
Cesar Hernandez (Senior Economic Development 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)
Kate Gregory (Region 8 Project Officer, Environmental Protection Agency)

Excused

Ronald Lund (Environmental Health Director, Salt Lake County)

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

Kersten offered some time to address any community feedback or committee comment. No feedback was received at this time. Joe Katz inquired when the State could expect the draft Sampling and Analysis Plans (SAP) for review. Rachel Boyett answered the question in her update to the Committee on recent grant activities.

The SAP for Poplar Grove (1 parcel) has been paused while Salt Lake City develops its reuse plans for the parcel and property in the area. The SAP for the SLC CRA Montrose Avenue (8 parcels) will be started after the County's review of the Phase I Assessment and gives Terracon permission to move forward. The SAP for Schovaers Electronics (1 parcel) is currently in progress and the State can expect to receive the draft on April 4, 2025. The SAP for the Stanbridge properties (8 parcels) is also in progress, with a draft ready for review by April 11, 2025. Other property updates include the recent completion of the Phase I Assessment for

**SALT LAKE
COUNTY**
ECONOMIC DEVELOPMENT

Midvale's potential expansion of its Public Works facility (2 parcels). Progress on the Phase I Assessment for Midvale Unique Auto (3 parcels) was paused until a signed Access Agreement is received. The Phase I Assessment for the Sugarhouse/Former Deseret Industries' 7 parcels was recently completed and based on findings was recommended for a SAP and Phase II Assessment, which requires Committee budget approval. The Magna Neighborhood Park (3 parcels), Magna Main Street (8 parcels), and Magna Mantle Park (1 parcel) properties, which are being transferred from Salt Lake County to Magna City, currently have Phase I Assessments in progress. Finally, the Murray Secured Auto property (3 parcels) requires approval for a SAP and Phase II Assessment due to the pending transaction with the State to be redeveloped into a State liquor store and the mixed assessment results from previous investigations.

Rachel then provided a summary of the budget, noting the budget status of active and complete sites and the remaining funds available to date. Kersten asked that the remaining funds from completed projects be redistributed into the budget which will be used for future projects.

Ben provided a quick summary regarding the need for further assessment of the Sugarhouse/Former Deseret Industries parcels due to the historical use of coal on the property and the historical businesses including a dry cleaner and mechanical shop.

Kersten called for a vote on the budget request for a Sampling and Analysis Plan (SAP) for the Sugarhouse/Former Deseret Industries parcels, which would cost \$6,500. David Brickey motioned to approve this budget and Emily Paskett seconded. Motion carried.

Kersten called for a vote on another budget request for a Sampling and Analysis Plan for the Murray Secured Auto parcels, which would also cost \$6,500. David Brickey motioned to approve this budget and Emily Paskett seconded. Motion carried.

The next Committee meeting will be May 6, 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
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
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	4/25/2025	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	4/24/2025	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	4/24/2025	N/A	N/A	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
Schovaer'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
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	\$47,000 for the Phase II Assessment	Phase I/SAP/ Phase II	1/13/2025	1/23/2025	3/28/2025	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	\$13,500.00	\$39,900 for the Phase II Assessment	Phase I/SAP/ Phase II	12/20/2024	12/31/2024	3/27/2025	In progress	Not Yet Started	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	\$38,000 for the Phase II Assessment	SAP/Phase II	1/16/2025	2/28/2025	N/A	In progress	Not Yet Started	N/A
Murray Secured Auto	4285 S. State Street, Murray	2 Parcels	\$6,500.00	\$44,000 for the Phase II Assessment	SAP/Phase II	3/12/2025	3/18/2025	N/A	In progress	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	\$ (35,262.99)	\$ 47,658.01
Fringe Benefits	\$	30,682.00	\$ (13,533.95)	\$ 17,148.05
Travel	\$	11,880.00	\$ -	\$ 11,880.00
Supplies	\$	1,717.00	\$ (154.75)	\$ 1,562.25
Contractual	\$	872,800.00	\$ (250,419.25)	\$ 622,380.75
Subtotal	\$	1,000,000.00	\$ (299,370.94)	\$ 700,629.06

Spending by Member		
	NWSL	\$0
	Magna	\$51,770
	Salt Lake County	\$196,649
Additional Planned Spending (Payables) by Member		
	NWSL	\$10,000
	Magna	\$12,700
	Salt Lake County	\$68,226
Total by Member		
	NWSL	\$10,000
	Magna	\$64,470
	Salt Lake County	\$264,875

Contractor Budget		
Total Budget	\$	872,800.00
Budget Minus Invoices	\$	572,380.75
Total Remaining Funds Budgeted for Active Projects		(\$90,926)
Amount Available to Spend	\$	481,455.00

Tracker to Qualify for More Funding	
Total Sites	19
Must spend to qualify for new application	(\$700,000)
Spent to Date	(\$299,371)
Budgeted/Committed for Active Projects	(\$90,926)
Still need to spend to qualify for new application	\$400,629

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
Sugarhouse/Former Deseret Industries (multiple addresses)	\$ 7,000	\$ 6,900	\$ 100	Salt Lake County
Montrose Properties	\$ 14,000	\$ 7,600	\$ 6,400	Salt Lake County
Poplar Grove /877 W 400 South	\$ 6,500	\$ 2,810	\$ 3,690	Salt Lake County
Shovaers Electronics	\$ 34,500	\$ 6,500	\$ 28,000	Salt Lake County
Stanbridge (8 parcels)	\$ 6,500	\$ -	\$ 6,500	NWSL
Magna Neighborhood Park	\$ 4,500	\$ 600	\$ 3,900	Magna
Magna Main St / 9033-9045 W. Magna Main St (Property Transfer)	\$ 6,500	\$ 1,200	\$ 5,300	Magna
Magna Mantle Park	\$ 3,500	\$ -	\$ 3,500	Magna
Murray Secured Auto	\$ 6,500	\$ -	\$ 6,500	Salt Lake County
Outreach and Site Investigation (part of Contractual)	\$ 5,000	\$ 4,667	\$ 334	Salt Lake County
Terracon program support	\$ 16,375	\$ 7,003	\$ 9,372	Salt Lake County
Total	\$ 130,875	\$ 39,949	\$ 90,926	n/a

Complete Sites				
Property	Budgeted Amount	Spent To Date	Budget Remaining	Jurisdiction
Magna Main St / 9033-9045 W. Magna Main St	\$ 49,970	\$ 49,970	\$ -	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	\$ 51,200	\$ 51,200	\$ -	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	\$ 36,800	\$ 36,800	\$ -	Salt Lake County
Midvale Public Works	\$ 4,500	\$ 4,500	\$ -	Salt Lake County
Terracon QAPP	\$ 4,500	\$ 4,500	\$ -	Salt Lake County
Total	\$ 208,470	\$ 208,470	\$ -	