



**Brownfields Assessment Grant
Advisory Committee Meeting**

**Tuesday, July 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 05/06/2025 meeting (**action**) – **Kersten**
3. Community feedback or Committee comments (**discussion**) – **Kersten**
4. Assessment work and budget updates (**discussion**) – **Rachel Boyett Shaw**, Salt Lake County,
& **Ben Bowers**, Terracon – 10 mins
5. Property budget request (**discussion, action**) – **Rachel & Kersten** – 10 mins
 - a. Montrose Ave. (8 parcels): Phase II Assessment – \$52,700; Sampling and Analysis Plan (SAP for the Hazardous Building Materials Survey) – \$3,250; Hazardous Building Materials Survey – \$14,000
Previously Approved: Phase I Budget: \$7,500; Sampling and Analysis Plan (SAP) Budget: \$6,500; Previous Phase II Assessment Budget: \$47,000
 - b. Sugarhouse/Former Deseret Industries (7 parcels): Sampling and Analysis Plan (SAP for the Hazardous Building Materials Survey) – \$3,250; Hazardous Building Materials Survey – \$16,000
Previously Approved: Phase I Budget: \$7,000; Sampling and Analysis Plan (SAP) Budget: \$6,500; Phase II Assessment Budget: \$39,900
 - c. Poplar Grove Extension (4 parcels): Sampling and Analysis Plan (SAP) – \$3,250
Previously Approved: Phase I Budget: \$5,000
6. Any additional properties from committee members/attendees (**discussion**) – **Rachel**
7. Next meeting: August 5, 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, 05/06/2025
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 Shaw (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)

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 April 1, 2025, meeting. David Foster motioned to approve the minutes, and Emily Paskett seconded. The motion was approved.

Kersten offered some time to address any community feedback or committee comment. Rachel Boyett Shaw mentioned a prospective property, 455 W 200 North, owned by Salt Lake City that needs additional sampling to close out the Petroleum Storage Tank case with the State. The State is altering its approval process and asked the County to wait before submitting the property for an eligibility determination. Rachel will advise the Committee when the State is able to provide a Petroleum Determination letter and provide the Committee with a copy as requested by David Brickey.

Rachel offered property updates since the last Committee meeting. The Phase I Assessments for Magna Neighborhood Park (3 parcels), Magna Main Street (8 parcels), and Magna Mantle Park (1 parcel) were completed. The SAP for Poplar Grove (1 parcel) remains paused while Salt Lake City develops its reuse plans for the parcel and properties in the area, however, Salt Lake City has an additional four parcels it would like to be assessed as well. These parcels were approved by the EPA for a Phase I Assessment, which will start after Salt Lake City enters a Purchase



Contract. Progress on the Phase I Assessment for Midvale Unique Auto (3 parcels) remains paused until a signed Access Agreement is received. Staff plan to meet with Midvale City staff next week to determine the next steps.

Finally, initial SAP drafts were received for Schovaers Electronics (1 parcel), SLC CRA Montrose Avenue (8 parcels), Sugarhouse/Former Deseret Industries (7 parcels), Stanbridge (8 parcels), and Murray Secured Auto (2 parcels). Based on initial drafts, Terracon was able to provide initial estimates for the Phase II Assessments which require approval from the Board. Ben Bowers provided a summary of historical uses of the four sites and the sampling that will take place to further analyze contamination on the properties. Sampling plans are subject to change pending feedback from the State and the EPA.

Rachel then provided a summary of the budget, noting the budget status of active and complete sites and the remaining funds available to date. The budget does not take into consideration the work that has been completed but has not yet been invoiced by Terracon.

Kersten called for a vote on the budget request for the Phase II Assessment for the Sugarhouse/Former Deseret Industries parcels, which would cost \$39,900. Emily Paskett motioned to approve this budget and David Foster seconded. Motion carried.

Kersten called for a vote on the budget request for the Phase II Assessment for the Montrose Ave. parcels, which would cost \$47,000. David Brickey motioned to approve this budget and Emily Paskett seconded. Motion carried.

Kersten called for a vote on another budget request for a Phase II Assessment for the Stanbridge parcels, which would cost \$38,000. Emily Paskett motioned to approve this budget and David Brickey seconded. Motion carried.

Kersten called for a vote on another budget request for a Phase II Assessment for the Murray Secured Auto parcels, which would cost \$44,000. David Brickey motioned to approve this budget and David Foster seconded. Motion carried.

The next Committee meeting will be June 3, 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	5/14/2025	In progress	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	\$61,000.00	Updated Phase II Budget: \$52,700; SAP: \$3,250; Hazardous Buildings Survey: \$14,000	Phase I/SAP/ Phase II	1/13/2025	1/23/2025	3/28/2025	6/12/2025	In progress	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	\$53,400.00	SAP: \$3,250; Hazardous Buildings Survey: \$16,000	Phase I/SAP/ Phase II	12/20/2024	12/31/2024	3/27/2025	6/6/2025	In progress	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	\$44,500.00		SAP/Phase II	1/16/2025	2/28/2025	N/A	6/6/2025	In progress	N/A
Murray Secured Auto	4285 S. State Street, Murray	2.67 Acres/2 Parcels	\$50,500.00		SAP/Phase II	3/12/2025	3/18/2025	N/A	6/6/2025	In progress	N/A
Poplar Grove Extension	841-853, 857, 859, 865 W. 400 South, Salt Lake City	0.66 Acres/4 Parcels	\$5,000.00	SAP: \$3,250	Phase I/SAP/ Phase II	4/23/2025	4/28/2025	In Progress	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	\$ (40,079.96)	\$ 42,841.04	
Fringe Benefits	\$ 30,682.00	\$ (15,791.19)	\$ 14,890.81	
Travel	\$ 11,880.00	\$ (973.97)	\$ 10,906.03	
Supplies	\$ 1,717.00	\$ (154.75)	\$ 1,562.25	
Contractual	\$ 872,800.00	\$ (299,240.50)	\$ 573,559.50	
Subtotal	\$ 1,000,000.00	\$ (356,240.37)	\$ 643,759.63	

Spending by Member		
	NWSL	\$6,500
	Magna	\$62,870
	Salt Lake County	\$227,871
Additional Planned Spending (Payables) by Member		
	NWSL	\$41,500
	Magna	\$1,600
	Salt Lake County	\$167,905
Total by Member		
	NWSL	\$48,000
	Magna	\$64,470
	Salt Lake County	\$395,775

Contractor Budget		
Total Budget	\$	872,800.00
Budget Minus Invoices	\$	523,559.50
Total Remaining Funds Budgeted for Active Projects		(\$211,005)
Amount Available to Spend	\$	312,555.00

Tracker to Qualify for More Funding	
Total Sites	19
Must spend to qualify for new application	(\$700,000)
Spent to Date	(\$356,240)
Budgeted/Committed for Active Projects	(\$211,005)
Still need to spend to qualify for new application	\$343,760

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)	\$ 46,900	\$ 13,400	\$ 33,500	Salt Lake County
Montrose Properties	\$ 61,000	\$ 12,700	\$ 48,300	Salt Lake County
Poplar Grove /877 W 400 South	\$ 6,500	\$ 2,810	\$ 3,690	Salt Lake County
Shovaers Electronics	\$ 34,500	\$ 19,000	\$ 15,500	Salt Lake County
Stanbridge (8 parcels)	\$ 44,500	\$ 6,500	\$ 38,000	NWSL
Magna Mantle Park	\$ 3,500	\$ 1,900	\$ 1,600	Magna
Murray Secured Auto	\$ 50,500	\$ 6,300	\$ 44,200	Salt Lake County
Outreach and Site Investigation (part of Contractual)	\$ 5,000	\$ 4,667	\$ 334	Salt Lake County
Terracon program support	\$ 16,375	\$ 7,824	\$ 8,551	Salt Lake County
Total	\$ 288,775	\$ 77,771	\$ 211,005	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
Magna Neighborhood Park	\$ 4,500	\$ 4,500	\$ -	Magna
Magna Main St / 9033-9045 W. Magna Main St (Property Transfer)	\$ 6,500	\$ 6,500	\$ -	Magna
Terracon QAPP	\$ 4,500	\$ 4,500	\$ -	Salt Lake County
Total	\$ 219,470	\$ 219,470	\$ -	