



**Brownfields Assessment Grant
Advisory Committee Meeting**

**Tuesday, July 29, 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 07/01/2025 meeting (**action**) – **Kersten**
3. Community feedback or Committee comments (**discussion**) – **Kersten**
4. Upcoming assessment work and budget updates (**discussion**) – **Rachel Boyett Shaw**, Salt Lake County – 10 mins
5. Property budget request (**discussion, action**) – **Rachel & Kersten** – 10 mins
 - a. Murray Secured Auto (2 parcels): Hazardous Materials Survey SAP - \$2,000; Hazardous Materials Survey - \$13,500
Previously Approved: SAP - \$6,500; Phase II Assessment - \$28,000
 - b. Poplar Grove (All 6 parcels): Hazardous Materials Survey SAP - \$2,000; Hazardous Materials Survey - \$46,000; Phase II Assessment: \$53,000; Analysis of Brownfields Cleanup Alternatives - \$10,000
Previously Approved: Phase I Budget (5 parcels): \$5,000; SAP (5 parcels): \$3,250; SAP (1 parcel): \$6,500
 - c. Tentative Vote: Schovaers Electronics: (Folsom Corridor (1 parcel) and Schovaers Expansion (1 parcel)): Phase II Sampling and Analysis Plan (SAP) Amendment - \$2,000; Additional Phase II Sampling: \$35,000
Previously Approved: SAP - \$6,500; Phase II Assessment - \$28,000
 - d. Tentative Vote: CDCU 1084 W 1700 S. (1 parcel): SAP - \$6,500; Phase II Assessment - \$26,500
Previously Approved: Phase I Assessment - \$3,500
6. Current assessment work updates (**discussion**) – **Rachel, Ben Bowers**, Terracon (10 min)



7. Any additional properties from committee members/attendees **(discussion)** – Rachel
8. Next meeting: September 2, 2025, or as needed
9. Adjourn

Ways to Join Virtually**Join from the meeting link**

<https://slco.webex.com/slco/j.php?MTID=m3d6e154204453978f366ccfd70633581>

Join by meeting number

Meeting number (access code): 2499 428 6149

Meeting password: **aMBTbpE558b**

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, 07/01/2025
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)
Ronald Lund (Environmental Health Director, Salt Lake County)

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)
Kate Gregory (EPA Project Officer)

Kersten Swinyard welcomed everyone to the meeting and requested a motion to approve the minutes of the May 6, 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. David Brickey offered appreciation to Salt Lake County for a smooth property transfer and David Foster offered appreciation for the smooth program management of the assessment grant and committee meetings.

Rachel Boyett Shaw provided an update on property activities since the last Committee meeting. The Sampling and Analysis Plans (SAPs) for Schovaers Electronics (1 parcel), SLC RDA Montrose Avenue (8 parcels), Sugarhouse/Former Deseret Industries (7 parcels), the Stanbridge property (8 parcels), and the Murray Secured Auto property (2 parcels) have been approved by the State, EPA, and County. Lab results from drilling at Schovaers are beginning to return, and the Phase II report is expected by the end of July. Drilling at the remaining four sites is scheduled for mid-July.

Demolition is planned for buildings on the Sugarhouse/Former DI and SLC RDA Montrose properties. Given the age of these buildings, a budget request will be made for a shared SAP and separate Hazardous Building Materials Surveys for each site. When Kersten asked for

The logo for Salt Lake County Economic Development features a stylized 'SL' in maroon and gold, followed by the text 'SALT LAKE COUNTY' in maroon, and 'ECONOMIC DEVELOPMENT' in maroon below a thin gold line.

**SALT LAKE
COUNTY**
ECONOMIC DEVELOPMENT

clarification on the budget breakdown, Rachel, along with Ben Bowers, Kate Gregory, and Joe Katz, explained that the SAP cost will be evenly split between the two properties due to the identical process. The survey's costs differ due to the more complex layout of one building, as noted by Ben.

Rachel then provided an update on the Poplar Grove Extension property (4 parcels), which the Salt Lake City Community Reinvestment Agency is under contract to purchase. Once the Phase I Assessments are completed, Terracon will group these parcels with the original Poplar Grove property for the SAP and Phase II Assessment. Because some of the original SAP budget has already been used, additional funding is needed. For the Midvale Unique Auto site (3 parcels), work remains paused, but Rachel has been in communication with the City. The property owner has since acquired another parcel, and Midvale is waiting to see whether the original parcel will be sold. Two Phase I Assessments are also underway in South Salt Lake. One is for two parcels recently gifted by the County, which will be developed into a police substation. The second is for a parcel that South Salt Lake plans to lease.

Rachel concluded her update with a summary of the current budget, noting the financial status of active and completed sites, as well as the remaining available funds. The summary does not yet account for work completed but not invoiced by Terracon. Based on progress so far, Salt Lake County is optimistic about reaching the 70% expenditure threshold required to be eligible for the fall 2025 assessment grant application cycle.

Following the updates, Kersten called for votes on three budget requests. The first was for the Montrose Avenue parcels, including \$52,700 for the Phase II Assessment (an increase of \$5,700 from the previously approved \$47,000 budget request), \$3,250 for part of the SAP for the Hazardous Building Materials Survey, and \$14,000 for the survey itself. A motion to approve was made by Ronald Lund and seconded by Emily Paskett, and the motion carried. The second vote was for the Sugarhouse/Former Deseret Industries parcels for the other part of the SAP at \$3,250 and a \$16,000 Hazardous Building Materials Survey. This motion was made by David Foster and seconded by Emily; the motion carried. The third vote was for a \$3,250 SAP for the Poplar Grove Extension parcels. Emily Paskett motioned to approve, Ronald Lund seconded, and the motion carried.

Ronald Lund provided some discussion regarding the North Temple landfill, which is involving the County's health department in some of the meetings with UDEQ and contractors. He also mentioned the US Army's project at Airport 2, including PFAS sampling, which has the County's Health department listening to discussions but will only get involved as needed. Kersten made a comment that the State requested that Terracon add a PFAS sample to the SAP for the Montrose property.

The next Committee meeting, originally scheduled for August 5, 2025, will be moved to July 29, 2025, due to the upcoming Brownfields Conference. The meeting was then 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
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	\$83,950.00		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	\$72,650.00		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
Poplar Grove	839, 841-853, 857, 859, 865, 877 W. 400 South, Salt Lake City	0.99 Acres / 6 Parcel	\$15,250.00	HMS SAP: \$2,000; HMS: \$46,000; Phase II:\$53,000; ABCA: \$10,000	Phase I/SAP/Phase II	1/6/2025	1/22/2025	In Progress	In Progress	Not Yet Started	Not Yet Started
Schovaers Electronics	22 S Jeremy St., Salt Lake City	0.34 Acres/1 Parcel	\$34,500.00	Phase II SAP Amendment: \$2,000; Additional Sampling: \$35,000	SAP/Phase II	2/7/2025	3/4/2025	N/A	5/14/2025	In progress	N/A
Folsom Corridor	28 S 800 W, Salt Lake City	1.29 Acres/1 Parcel			In Progress	7/25/2025	In Progress	N/A	Not Yet Started	Not Yet Started	N/A
Schovaers Expansion	25 S 900 W, Salt Lake City	0.37 Acres/1 Parcel			In Progress	7/25/2025	In Progress	N/A	Not Yet Started	Not Yet Started	N/A
Murray Secured Auto	4285 S. State Street, Murray	2.67 Acres/2 Parcels	\$50,500.00	HMS SAP: \$2,000; HMS: \$13,500;	SAP/Phase II	3/12/2025	3/18/2025	N/A	6/6/2025	In progress	N/A
CDCU 1084 W 1700 S	1084 W 1700 S, Salt Lake City	0.71 Acres/1 Parcel	\$3,500.00	SAP: \$6,500; Phase II: \$26,500	Phase I/SAP/Phase II	7/10/2025	In Progress	Not Yet Started	Not Yet Started	Not Yet Started	N/A
SSL 3291 S 900 W	3291 S 900 W, South Salt Lake City	1.05 Acres/1 Parcel	\$3,500.00		Phase I	6/27/2025	7/8/2025	In Progress	N/A	N/A	N/A
SSL Police Station	3492 + 3502 S 1000 W, South Salt Lake, UT, 84119	1.32 Acres/2 Parcels	\$4,000.00		Phase I	6/27/2025	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	\$ (41,397.92)	\$ 41,523.08	
Fringe Benefits	\$ 30,682.00	\$ (16,430.14)	\$ 14,251.86	
Travel	\$ 11,880.00	\$ (973.97)	\$ 10,906.03	
Supplies	\$ 1,717.00	\$ (154.75)	\$ 1,562.25	
Contractual	\$ 872,800.00	\$ (313,411.00)	\$ 559,389.00	
Subtotal	\$ 1,000,000.00	\$ (372,367.78)	\$ 627,632.22	

Spending by Member		
	NWSL	\$7,500
	Magna	\$64,470
	Salt Lake County	\$241,041
Additional Planned Spending (Payables) by Member		
	NWSL	\$40,500
	Magna	\$0
	Salt Lake County	\$219,184
Total by Member		
	NWSL	\$48,000
	Magna	\$64,470
	Salt Lake County	\$460,225

Contractor Budget		
Total Budget	\$	872,800.00
Budget Minus Invoices	\$	509,389.00
Total Remaining Funds Budgeted for Active Projects		(\$259,684)
Amount Available to Spend	\$	249,705.00

Tracker to Qualify for More Funding		
Total Sites		19
Must spend to qualify for new application		(\$700,000)
Spent to Date		(\$372,368)
Budgeted/Committed for Active Projects		(\$259,684)
Still need to spend to qualify for new application		\$327,632

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)	\$ 72,650	\$ 14,400	\$ 58,250	Salt Lake County
Montrose Properties	\$ 83,950	\$ 15,700	\$ 68,250	Salt Lake County
Poplar Grove /877 W 400 South	\$ 6,500	\$ 3,560	\$ 2,940	Salt Lake County
Schovaers Electronics	\$ 34,500	\$ 26,500	\$ 8,000	Salt Lake County
Stanbridge (8 parcels)	\$ 44,500	\$ 7,500	\$ 37,000	NWSL
Murray Secured Auto	\$ 50,500	\$ 6,800	\$ 43,700	Salt Lake County
Poplar Grove Extension	\$ 8,250	\$ 128	\$ 8,122	Salt Lake County
SSL Police Station	\$ 4,000	\$ -	\$ 4,000	Salt Lake County
SSL 3291 S 900 W	\$ 3,500	\$ -	\$ 3,500	Salt Lake County
Outreach and Site Investigation (part of Contractual)	\$ 5,000	\$ 4,959	\$ 41	Salt Lake County
Terracon program support	\$ 16,375	\$ 7,824	\$ 8,551	Salt Lake County
Total	\$ 349,725	\$ 90,041	\$ 259,684	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
Magna Mantle Park	\$ 3,500	\$ 3,500	\$ -	Magna
Terracon QAPP				
Total	\$ 218,470	\$ 218,470	\$ -	