



**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



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.