



**Brownfields Assessment Grant  
Advisory Committee Meeting**

**Tuesday, September 2, 2025  
11:00AM**

**2001 S. State Street, North Building, Room #ORD-N3-600 (Dimple Dell)  
and virtually as described below**

**AGENDA**

1. Welcome and hit record – **Kersten Swinyard**, Salt Lake County
2. Approve minutes from 07/29/2025 meeting (**action**) – **Kersten**
3. Community feedback or Committee comments (**discussion**) – **Kersten**
4. Property and budget updates (**discussion**) – **Rachel Boyett Shaw**, Salt Lake County – 10 mins
5. Property budget request (**discussion, action**) – **Rachel & Kersten** – 10 mins
  - a. Schovaers Expansion (2 parcels): Phase II Sampling and Analysis Plan (SAP) - \$4,500  
Previously Approved: Phase II Sampling and Analysis Plan (SAP) Amendment - \$2,000; Additional Phase II Sampling: \$35,000
  - b. Tentative Vote: SLC Rio Grande (1 Parcel): Sampling and Analysis Plan (SAP): \$6,500  
Previously Approved (tentative): Phase I Assessment - \$3,500
6. Any additional properties from committee members/attendees (**discussion**) – **Rachel**
7. Next meeting: October 7, 2025, or as needed
8. Adjourn

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**Ways to Join Virtually**

**Join from the meeting link**

<https://slco.webex.com/slco/j.php?MTID=m7d175ac6818f4b671cf02f21ed66c419>

**Join by meeting number**

Meeting number (access code): 2482 489 7395

Meeting password: cgM9JG7MuP8

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*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, 07/29/2025  
11:00 AM**

**Committee Members in Attendance**

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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**

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Rachel Boyett Shaw (Economic Development Manager, Salt Lake County)  
Isaac Higham (Council Office Director, Salt Lake County)  
Adam Miller (Deputy District Attorney, Salt Lake County)

**Others in Attendance**

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Joe Katz (Utah Department of Environmental Quality)  
Ben Bowers (Project Manager, Terracon Consultants)

**Excused**

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Kate Gregory (EPA Project Officer)  
Ronald Lund (Environmental Health Director, Salt Lake County)

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Kersten Swinyard opened the meeting by welcoming attendees. While waiting for a quorum, she invited any community feedback or committee comments; however, none were received.

Rachel Boyett Shaw then provided an update on recent property activities since the last Committee meeting. She reported that the Phase I Environmental Site Assessment for the Poplar Grove property (covering five parcels) is nearing completion. Based on initial findings, a Hazardous Materials Survey (HMS), a Phase II Assessment, and an Analysis of Brownfields Cleanup Alternatives (ABCA) were recommended for Board approval. The scope of the HMS will align with the surveys planned for SLC RDA Montrose Avenue (eight parcels) and the Sugarhouse/Former Deseret Industries site (seven parcels). Further updates included developments on the Schovaers Property (one parcel), where Phase II findings prompted the state to recommend additional sampling on two adjacent parcels: the Folsom Corridor and the Schovaers Expansion. As a result, an amendment to the Sampling and Analysis Plan (SAP), along with additional Phase II sampling, is also recommended for Board approval. Given future redevelopment plans at the Murray Secured Auto site, an HMS was similarly proposed, following the established scope of the surveys for Montrose Avenue, Sugarhouse/Former DI, and Poplar Grove. A Phase I Assessment is planned to be underway for the CDCU property (one

parcel) once EPA approval is given. Initial research suggests the presence of unauthorized dumping and soil backfill, and as such, a SAP and Phase II Assessment were recommended to investigate these conditions further.

Once a quorum was reached, Kersten called for approval of the minutes from the previous Board meeting. David Brickey made the motion, seconded by Emily Paskett, and the motion was carried.

Kersten then introduced four budget approval requests. The first was for the Murray Secured Auto project, requesting \$2,000 for the HMS SAP and \$13,500 for the Hazardous Materials Survey. Emily Paskett motioned to approve, seconded by David Foster, and the motion passed. The second request involved the Poplar Grove parcels, which included \$2,000 for the SAP, \$46,000 for the Hazardous Materials Survey, \$53,000 for the Phase II Assessment, and \$10,000 for the ABCA. David Foster moved to approve, with a second from Emily Paskett, and the motion passed.

The third and fourth budget requests were contingent upon EPA approval, which had not yet been received. Board approval in advance would allow work to begin immediately once EPA clearance is granted. The third request concerned the Schovaers Electronics project and included \$2,000 for a Phase II SAP Amendment and \$35,000 for additional sampling on the Folsom Corridor and Schovaers Expansion parcels. The motion was made by Kersten Swinyard and seconded by David Brickey, and it carried. The fourth request related to the CDCU property, with \$6,500 requested for the SAP and \$26,500 for the Phase II Assessment. The motion was made by Emily Paskett and seconded by Kersten Swinyard, and it passed.

Rachel then gave a brief update on the program budget. By October 1st, the budget must be 70% expenditure to qualify for the next grant cycle. At the time of the meeting, approximately 35% had been spent, but ongoing work and invoicing by Terracon are expected to significantly increase that figure, keeping the County on track to meet the required threshold.

Due to scheduling conflicts, Kersten turned the meeting over to Vice Chair Emily Paskett. Emily then asked Rachel to continue with additional property updates.

Rachel reported that work at the Midvale Unique Auto project remains paused due to uncertainty about the owner's plans. Meanwhile, activity has continued at the Montrose Avenue property, with additional drilling scheduled for early August. The Murray Secured Auto and Sugarhouse/Former DI sites have also undergone drilling, and results are being analyzed. She concluded with an update on two South Salt Lake City-owned properties currently undergoing staff-approved Phase I Assessments. One site is planned for a new police station, while the other is designated for a parking lot.

The next Committee meeting is scheduled for September 2, 2025. 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;<br>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);<br>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   | \$126,250.00            |                                      | Phase I/SAP/Phase II  | 1/6/2025            | 1/22/2025       | 7/29/2025              | 8/14/2025       | In progress         | Not Yet Started           |
| Schovaers Electronics                          | 22 S Jeremy St., Salt Lake City                                                                                   | 0.34 Acres/1 Parcel     | \$34,500.00             |                                      | SAP/Phase II          | 2/7/2025            | 3/4/2025        | N/A                    | 5/14/2025       | 7/17/2025           | N/A                       |
| Schovaers Expansion                            | 25 S 900 W + 28 S 800 W, Salt Lake City                                                                           | 1.66 Acres/2 Parcels    | \$37,000.00             | \$4,500 for the remainder of the SAP | SAP/Phase II          | 7/25/2025           | 8/14/2025       | N/A                    | 8/21/2025       | Not Yet Started     | N/A                       |
| Murray Secured Auto                            | 4285 S. State Street, Murray                                                                                      | 2.67 Acres/2 Parcels    | \$66,000.00             |                                      | 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     | \$36,500.00             |                                      | Phase I/SAP/Phase II  | 7/10/2025           | 8/15/2025       | In Progress            | In Progress     | 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           | 7/23/2025       | In Progress            | N/A             | N.A                 | N.A                       |
| SLC Rio Grande                                 | 333 S 600 W., Salt Lake City, UT 84101                                                                            | 3.24 Acres/1 Parcel     | \$ 3,500.00             | \$6,500 for the SAP                  | Pending Approval      | 8/19/2025           | In Progress     | Not Yet Started        | Not Yet Started | N/A                 | N/A                       |
| SLC Crossroads Thrift Store                    | 1385 W. Indiana Ave., Salt Lake City, UT 84104                                                                    | 0.17 Acres/1 Parcel     | \$ 3,500.00             |                                      | Pending Approval      | 8/19/2025           | 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    | \$ (42,993.99)  | \$ 39,927.01    |
|                                      | Fringe Benefits | \$ 30,682.00    | \$ (17,203.57)  | \$ 13,478.43    |
|                                      | Travel          | \$ 11,880.00    | \$ (2,871.59)   | \$ 9,008.41     |
|                                      | Supplies        | \$ 1,717.00     | \$ (154.75)     | \$ 1,562.25     |
|                                      | Contractual     | \$ 872,800.00   | \$ (359,933.25) | \$ 512,866.75   |
|                                      | Subtotal        | \$ 1,000,000.00 | \$ (423,157.15) | \$ 576,842.85   |

| Spending by Member                               |                  |           |
|--------------------------------------------------|------------------|-----------|
|                                                  | NWSL             | \$14,000  |
|                                                  | Magna            | \$64,470  |
|                                                  | Salt Lake County | \$281,363 |
| Additional Planned Spending (Payables) by Member |                  |           |
|                                                  | NWSL             | \$30,500  |
|                                                  | Magna            | \$0       |
|                                                  | Salt Lake County | \$373,862 |
| Total by Member                                  |                  |           |
|                                                  | NWSL             | \$44,500  |
|                                                  | Magna            | \$64,470  |
|                                                  | Salt Lake County | \$655,225 |

| Contractor Budget |                                                    |               |
|-------------------|----------------------------------------------------|---------------|
|                   | Total Budget                                       | \$ 872,800.00 |
|                   | Budget Minus Invoices                              | \$ 462,866.75 |
|                   | Total Remaining Funds Budgeted for Active Projects | (\$404,362)   |
|                   | Amount Available to Spend                          | \$ 58,505.00  |

| Tracker to Qualify for More Funding                |             |
|----------------------------------------------------|-------------|
| Total Sites                                        | 18          |
| Must spend to qualify for new application          | (\$700,000) |
| Spent to Date                                      | (\$423,157) |
| Budgeted/Committed for Active Projects             | (\$404,362) |
| Still need to spend to qualify for new application | \$276,843   |

| Active Sites                                                |                 |               |                  |                  |
|-------------------------------------------------------------|-----------------|---------------|------------------|------------------|
| Property                                                    | Budgeted Amount | Spent To Date | Budget Remaining | Jurisdiction     |
| 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       | \$ 23,400     | \$ 49,250        | Salt Lake County |
| Montrose Properties                                         | \$ 83,950       | \$ 18,300     | \$ 65,650        | Salt Lake County |
| Poplar Grove /877 W 400 South                               | \$ 125,750      | \$ 14,310     | \$ 111,440       | Salt Lake County |
| Schovaers Electronics                                       | \$ 34,500       | \$ 34,500     | \$ -             | Salt Lake County |
| Schovaers Expansion                                         | \$ 37,000       | \$ -          | \$ 37,000        | Salt Lake County |
| Stanbridge (8 parcels)                                      | \$ 44,500       | \$ 14,000     | \$ 30,500        | NWSL             |
| Murray Secured Auto                                         | \$ 66,000       | \$ 15,000     | \$ 51,000        | Salt Lake County |
| SSL Police Station                                          | \$ 4,000        | \$ -          | \$ 4,000         | Salt Lake County |
| SSL 3291 S 900 W                                            | \$ 3,500        | \$ 650        | \$ 2,850         | Salt Lake County |
| CDCU 1084 W 1700 S.                                         | \$ 36,500       | \$ -          | \$ 36,500        | Salt Lake County |
| Outreach and Site Investigation (part of Contractual)       | \$ 5,000        | \$ 4,859      | \$ 141           | Salt Lake County |
| Terracon program support                                    | \$ 16,375       | \$ 9,174      | \$ 7,201         | Salt Lake County |
| Total                                                       | \$ 541,225      | \$ 136,863    | \$ 404,362       | 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    | \$ -             |                  |