Brownfields Assessment Grant
Advisory Committee Meeting

COMMITTEE MEETING MINUTES

TUESDAY, 07/29/2025
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)
Isaac Higham (Council Office Director, Salt Lake County)
Adam Miller (Deputy District Attorney, Salt Lake County)

Others in Attendance

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

Excused

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

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.