Brownfields Assessment Grant
Advisory Committee Meeting

COMMITTEE MEETING MINUTES

TUESDAY, 9/2/2025
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)
Sindy Song (Economic Development Coordinator, 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)

Kersten Swinyard welcomed everyone to the meeting and requested a motion to approve the minutes of the July 29, 2025, meeting. Emily Paskett motioned to approve the minutes, and David Brickey seconded. The motion was approved.

Kersten offered some time to address any community feedback or committee comments. As a committee comment, Kersten introduced Sindy Song, the new economic development coordinator for Salt Lake County.

Rachel Boyett Shaw provided an update on property activities since the last Committee meeting. Work at the Midvale Unique Auto site remains paused. The Montrose Avenue, Sugarhouse/Former Deseret Industries, Stanbridge Property, and Murray Secured Auto sites had drilling and hazardous materials sampling recently completed and the reports are currently underway, with expected completion by mid-September. Drilling and hazardous material sampling was recently conducted on the Poplar Grove properties and anticipate the completed reports by month's end.

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Rachel then discussed the Schovaers Electronics and the Schovaers Expansion properties. Initial sampling for Schovaers Electronics was completed at the request of Salt Lake City, but the state required additional sampling, including the property directly to the south and the property directly to the west (Schovaers Expansion). Kersten inquired about the contaminant of concern, and Ben Bowers confirmed that it is trichloroethylene (TCE), which had leaked into the soil and groundwater, migrating beyond containment. Because the EPA requested a separate Sampling and Analysis Plan (SAP) for these properties, there is an additional budget request to incorporate the full SAP.

Rachel also reported that EPA approval was received to perform work on the CDCU 1084 South 900 West property, and that the Phase I is currently underway. Based on Terracon's initial assessment of unauthorized dumping and suspicious backfill, a Phase II assessment will likely be needed in the future. When Kersten asked for clarification on the project, Rachel explained that the property will be turned into an eight-unit tiny village for affordable housing and

Rachel concluded with updates on the South Salt Lake (SSL) and Salt Lake City Community Reinvestment Agency properties (SLC CRA). The Phase I report for SSL 3492 1000 W was received last week and the report for SSL 3291 South 900 West is expected later this week. The Rio Grande parcel is still pending EPA approval. Because the City must complete due diligence before a December acquisition date, tentative staff and board approval is needed for the Phase I and SAP to proceed immediately upon the EPA's authorization. Finally, EPA approval for the Crossroads Thrift Store property was received to start its Phase I assessment.

Ben Bowers reported that Terracon's work remains on track to assist in meeting the 70% expenditure threshold by the end of September. Rachel concluded her update with a budget summary. To date, $423,157 has been spent, and $404,363 is committed, of which $276,000 must be spent by the deadline.

Following the updates, Kersten called for votes on two budget requests. The first was for the Schovaers Expansion parcels, adding $4,500 for the SAP. A motion to approve was made by Ronald Lund and seconded by Emily Paskett, and the motion carried. The second vote was a tentative vote for the SLC Rio Grande parcel for the SAP at $6,500, depending on receiving an approved Site Eligibility Determination from the EPA. David Brickey motioned to approve, Emily Paskett seconded, and the motion carried.

Rachel then provided an overview of the upcoming EPA grant cycle. She is expecting the Notice of Funding Opportunity (NOFO) to open this month and expects the application to be due prior to Thanksgiving. Kersten noted that by the October Committee meeting, the NOFO may be available. She emphasized that 2025 has been an unusual year for federal funding opportunities and that the details Rachel reviewed could change.

Kersten invited any additional properties from committee members and attendees; however, none were received. The next Committee meeting is scheduled for October 7, 2025, or as needed. The meeting was then adjourned.

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