



**Brownfields Assessment Grant
Advisory Committee Meeting**

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

**2001 S. State Street, North Building, Room N3-617, Parley's Conference Room
(Please enter through N3-500)
and virtually as described below**

AGENDA

1. Welcome and hit record – **Kersten Swinyard**, Salt Lake County
2. Approve minutes from September 2, 2025 meeting (**action**) – **Kersten** – 5 mins
3. Staff updates (**discussion**) – **Kersten** – 5 mins
4. Community feedback or Committee comments (**discussion**) – **Kersten** – 5 mins
5. Property and budget updates (**discussion**) – **Rachel Boyett Shaw**, Salt Lake County – 10 mins
6. Property budget request (**discussion, action**) – **Rachel & Kersten** – 10 mins
 - a. **CDCU 1084 W 1700 S**: \$4,750 for additional SAP funds (\$2,000 for magnetometer and ground penetrating radar; \$2,750 for the excavator)
Previously Approved: \$3,500 for Phase I, \$6,500 for SAP, \$26,500 for Phase II Assessment
 - b. **SLC CRA Crossroads Thrift Store**: \$6,500 for SAP
Previously Approved: \$3,500 for Phase I Assessment
 - c. **CDCU Emeril Apartments**: \$6,500 for SAP
7. 2026 EPA Assessment Grant Application Cycle Update (**discussion**) – **Rachel** – 5 mins
8. Any additional properties from committee members/attendees (**discussion**) – **Rachel**
9. Next meeting: January 6, 2025, or as needed
10. Adjourn

Ways to Join Virtually

Join from the meeting link

<https://slco.webex.com/slco/j.php?MTID=m051e1c4210f54341c350adf3f695f40d>

Join by meeting number

Meeting number (access code): 2480 559 5598

Meeting password: eZW XKuyy736



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, 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 (Sustainability Director, 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.

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.

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	\$ (51,151.95)	\$ 31,769.05	
Fringe Benefits	\$ 30,682.00	\$ (20,841.70)	\$ 9,840.30	
Travel	\$ 11,880.00	\$ (2,871.59)	\$ 9,008.41	
Supplies	\$ 1,717.00	\$ (154.75)	\$ 1,562.25	
Contractual	\$ 872,800.00	\$ (716,577.00)	\$ 156,223.00	
Subtotal	\$ 1,000,000.00	\$ (791,596.99)	\$ 208,403.01	

Spending by Member		
	NWSL	\$44,500
	Magna	\$64,470
	Salt Lake County	\$607,507
Additional Planned Spending (Payables) by Member		
	NWSL	\$0
	Magna	\$0
	Salt Lake County	\$69,118
Total by Member		
	NWSL	\$44,500
	Magna	\$64,470
	Salt Lake County	\$676,625

Contractor Budget	
Total Budget	\$ 872,800.00
Budget Minus Invoices	\$ 279,458.00
Total Remaining Funds Budgeted for Active Projects	(\$69,118)
Amount Available to Spend	\$ 210,340.00

Tracker to Qualify for More Funding	
Total Sites	18
Must spend to qualify for new application	(\$700,000)
Spent to Date	(\$791,597)
Budgeted/Committed for Active Projects	\$ (69,118)
Still need to spend to qualify for new application	-\$91,597

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	\$ 3,190	\$ 8,310	Salt Lake County
Poplar Grove /877 W 400 South	\$ 125,750	\$ 107,060	\$ 18,690	Salt Lake County
SLC Crossroads Thrift Store	\$ 3,500	\$ 3,500	\$ -	Salt Lake County
SLC Rio Grande	\$ 10,000	\$ 3,500	\$ 6,500	Salt Lake County
CDCU 1084 W 1700 S.	\$ 36,500	\$ 8,100	\$ 28,400	Salt Lake County
CDCU 71 W Crystal Ave	\$ 3,500	\$ -	\$ 3,500	Salt Lake County
CDCU Emeril Apartments	\$ -	\$ -	\$ -	Salt Lake County
Outreach and Site Investigation (part of Contractual)	\$ 5,000	\$ 4,859	\$ 141	Salt Lake County
Terracon program support	\$ 16,375	\$ 12,798	\$ 3,577	Salt Lake County
Total	\$ 212,125	\$ 143,007	\$ 69,118	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
Sugarhouse/Former Deseret Industries (multiple addresses)	\$ 72,550	\$ 72,550	\$ -	Salt Lake County
Midvale Public Works	\$ 4,500	\$ 4,500	\$ -	Salt Lake County
Montrose Properties	\$ 83,950	\$ 83,950	\$ -	Salt Lake County
Schovaers Electronics	\$ 34,500	\$ 34,500	\$ -	Salt Lake County
Schovaers Expansion	\$ 41,500	\$ 41,500	\$ -	Salt Lake County
Stanbridge (8 parcels)	\$ 44,500	\$ 44,500	\$ -	NWSL
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				
Total	\$ 491,970	\$ 491,970	\$ -	

Completed

Site Name (Complete)	Address	Acreage/ Parcel Amt	Authorized Total Budget	Current Committee Request	Approved Work	SED Submittal Date	SED Approval Date	Phase I Completion Date	SAP Approval Date	Phase II Completion Date	Cleanup Report Completion Date
Magna Main St.	9011-9045 W Magna Main Magna	0.63 Acres / 8 Parcels	\$49,970.00	-	SAP/ Phase II	3/12/24	3/19/24	N/A	6/14/24	9/13/24	N/A
Citizens West	509 W 300 N, Salt Lake City	1.42 Acres / 2 Parcels	\$6,750.00	-	Phase I/ Refresh	1/8/24	1/17/24	2/15/24; 07/25/24	N/A	N/A	N/A
Public Works	W Oakland Ave, Salt Lake City	4.79 Acres / 19 Parcels	\$51,200.00	-	SAP/ Phase II	3/18/24	3/25/24	N/A	7/16/24	10/25/24	N/A
SSL Park	20 W 2700 S, South Salt Lake	0.14 Acres / 1 Parcel	\$4,000.00	-	Phase I	3/12/24	3/19/24	4/12/24	N/A	N/A	N/A
Major St SLC	1364 - 1388 S Major St., Salt Lake City	0.96 Acres / 4 Parcels	\$46,750.00	-	Phase I/II	5/14/24	5/17/24	6/10/24	8/22/24	10/17/24	N/A
Murray Park	1193 W. Winchester St (Murray); 1130 W Saddle Bluff Dr (West Jordan)	5.28 Acres / 2 Parcels	\$4,000.00	-	Phase I	6/6/24	6/6/24	9/12/24	N/A	N/A	N/A
9 Line Property	937 S 200 W, Salt Lake City	0.25 Acres / 2 Parcels	\$36,800.00	-	Phase I/ SAP/ Phase II	7/31/24	8/5/24	9/23/24	11/27/24	1/14/25	N/A
Midvale Public Works	8170 & 8172 S Main St., Midvale	1.55 Acres/ 2 Parcels	\$4,500.00	-	Phase I	1/21/25	1/27/25	3/12/25	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	2/24/25	3/3/25	4/25/25	N/A	N/A	N/A
Magna - Main Street (Property Transfers)	9045, 9033, 9021, 9017, 9011 W. Magna Main St. & 2725 S. 9050 W., Magna	0.63 Acres/ 8 Parcels	\$6,500.00	-	Phase I	2/27/25	3/14/25	4/24/25	N/A	N/A	N/A

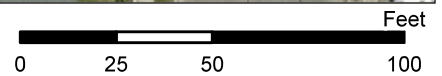
Magna - Mantle Park (Property Transfers)	9094 W. Magna Main St., Magna	0.28 Acres/ 1 Parcel	\$3,500.00	-	Phase I	2/27/25	3/14/25	4/24/25	N/A	N/A	N/A
SSL 3291 S 900 W	3291 S 900 W, South Salt Lake City	1.05 Acres/ 1 Parcel	\$3,500.00	-	Phase I	6/27/25	7/8/25	9/11/25	N/A	N/A	N/A
SSL 3492 1000 W	3492 + 3502 S 1000 W, South Salt Lake	1.32 Acres/ 2 Parcels	\$4,000.00	-	Phase I	6/27/25	7/23/25	8/29/25	N/A	N/A	N/A
Schovaers Electronics	22 S Jeremy St., Salt Lake City	0.34 Acres/ 1 Parcel	\$34,500.00	-	SAP/ Phase II	2/7/25	3/4/25	N/A	5/14/25	7/17/25	N/A
Schovaers Expansion	25 S 900 W + 28 S 800 W, Salt Lake City	1.66 Acres/ 2 Parcels	\$41,000.00	-	SAP/ Phase II	7/25/25	8/14/25	N/A	8/21/25	10/10/25	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	1/13/25	1/23/25	3/28/25	6/12/25	Phase II: 11/13/25 HMI: 10/31/25	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	12/20/24	12/31/24	3/27/25	6/6/25	Phase II: 10/23/25 HMI: 10/31/2025	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	1/16/25	2/28/25	N/A	6/6/25	10/23/25	N/A
Murray Secured Auto	4285 S. State St., Murray	2.67 Acres/ 2 Parcels	\$66,000.00	-	SAP/ Phase II	3/12/25	3/18/25	N/A	6/6/25	Phase II: 9/24/25 HMI: 10/31/2025	N/A

In-Progress

Site Name (In Progress)	Address	Acreage/ Parcel Amt	Authorized Total Budget	Current Committee Request	Approved Work	SED Submittal Date	SED Approval Date	Phase I Completion Date	SAP Approval Date	Phase II Completion Date	Cleanup Report Completion Date
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	6/18/24	6/24/24	In Progress	Not Yet Started	Not Yet Started	N/A
Poplar Grove	839, 841-853, 857, 859, 865, 877 W. 400 South, Salt Lake City	0.99 Acres / 6 Parcels	\$125,750.00	-	Phase I/ SAP/ Phase II	1/6/25	1/22/25	7/29/25	8/14/25	Phase II: In Progress HMI: 10/31/25	In Progress
CDCU 1084 W 1700 S	1084 W 1700 S, Salt Lake City	0.71 Acres/ 1 Parcel	\$36,500.00	\$4,750 for additional SAP	Phase I/ SAP/ Phase II	7/10/25	8/15/25	10/22/25	In Progress	Not Yet Started	N/A
SLC Rio Grande	333 S 600 W., Salt Lake City	3.24 Acres/ 1 Parcel	\$10,000.00	-	Phase I / SAP	8/19/25	9/16/25	10/29/25	In Progress	N/A	N/A
SLC Crossroads Thrift Store	1385 W. Indiana Ave., Salt Lake City	0.17 Acres/ 1 Parcel	\$3,500.00	\$6,500 for SAP	Phase I/ SAP/ Phase II	8/19/25	8/29/25	10/22/25	Not Yet Started	Not Yet Started	N/A
CDCU Emeril Ave Apartments	37 N 800 W, Salt Lake City	0.46 Acres/ 1 Parcel	In progress	\$6,500 for SAP	SAP/HMI	9/26/25	10/6/25	N/A	Not Yet Started	Not Yet Started	N/A
CDCU 71 W Crystal Ave	71 W Crystal Ave, SSL UT 84115	0.13 / 1 Parcel	\$3,500.00	-	Phase I	10/6/2025	10/10/2025	Not Yet Started	N/A	N/A	N/A



-  Abandoned Capped Piping
-  Approximate Mag and GPR Anomaly Area
-  Concrete Rubble Area
-  Approximate Excavation Area
-  Approximate Site Boundary



DATA SOURCES:
ESRI - Basemaps

Project No.:	61237386
Date:	Oct 2025
Drawn By:	AST
Reviewed By:	ABA



6952 S High Tech Dr, Ste B
Midvale, UT

PH. 801-545-8500

terracon.com

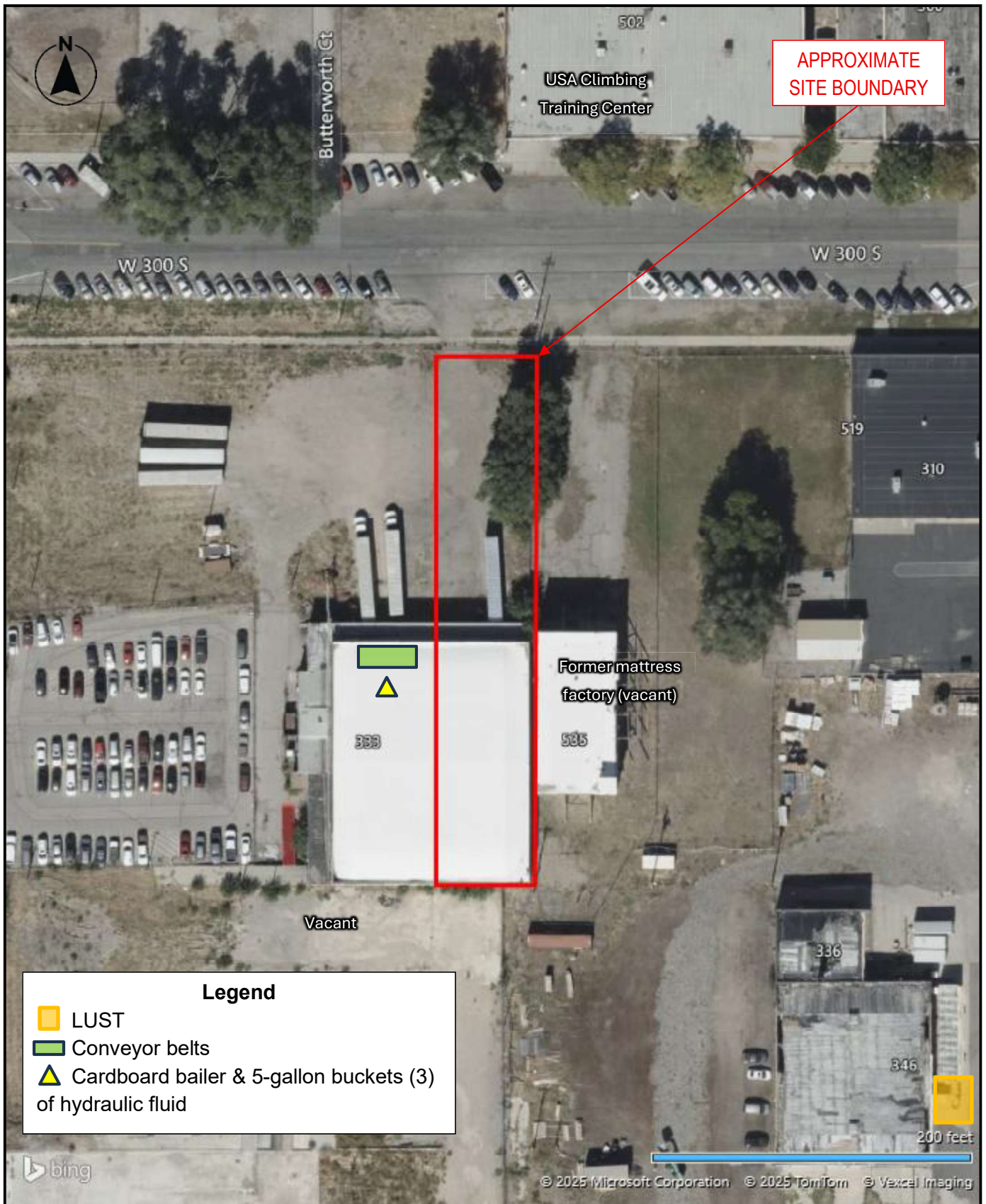
Site Diagram

CDCU
1084 West 1700 South
Salt Lake City, Utah

Exhibit

1

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Project No. 61237386 Task 3.32 Scale: AS SHOWN Client: Salt Lake County Date: October 2025	 6952 S High Tech Dr, Ste B Midvale, Utah 84047-3772	SITE DIAGRAM SLC Rio Grande 333 South 600 West Salt Lake City, Utah	Exhibit 2
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Project No.	61237386
Scale:	AS SHOWN
Client:	Salt Lake County UT
Date:	09/05/2025

Terracon

6952 S High Tech Dr, Ste B
Midvale, Utah 84047-3772

SITE DIAGRAM
SLC Crossroads Thrift Store 1385 W Indiana Ave Salt Lake City, Utah 84104

Exhibit
2

CDCU Emeril Ave Apartments

