



Brownfields Assessment Grant Advisory Committee Meeting

**Tuesday, February 3, 2026
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 January 13, 2026 meeting (**action**) – **Kersten** – 5 mins
3. Community feedback or Committee comments (**discussion**) – **Kersten** – 5 mins
4. Property and budget updates (**discussion**) – **Sindy Song**, Salt Lake County – 10 mins
5. Property budget request (**discussion, action**) – **Sindy & Kersten** – 10 mins
 - a. **SLC CRA Crossroads Thrift Store**: \$26,000 for Phase II
Previously Approved: \$3,500 for Phase I Assessment, \$6,500 for SAP
 - b. **CDCU Emeril Apartments**: \$ 10,350 for Hazardous Building Materials Survey
Previously Approved: \$6,500 for SAP
6. 2026 EPA Assessment Grant Application Cycle Update (**discussion**) – **Sindy** – 5 mins
7. Next meeting: March 3, 2025, or as needed
8. 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: eZWXXuyy736

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, 1/13/2026
11:00 AM**

Committee Members in Attendance

Kersten Swinyard (Economic Development Director, Salt Lake County), Chair
Emily Paskett (Sustainability Director, Salt Lake County)
David Brickey (City Manager, Magna City)
Ronald Lund (Environmental Health Director, Salt Lake County)

Staff

Sindy Song (Economic Development Coordinator, Salt Lake County)
Adam Miller (Deputy District Attorney, Salt Lake County)

Others in Attendance

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

Excused

David Foster (Construction Manager, NeighborWorks Salt Lake)

Kersten Swinyard welcomed everyone to the meeting and requested a motion to approve the December 2, 2025, meeting minutes. Emily Paskett motioned to approve the minutes, and Ronald Lund seconded. The motion was approved. Kersten invited community feedback or committee comments, but none were received. Sindy Song reminded the board members to submit the annual conflict-of-interest disclosure by January 18.

Sindy reported on six properties under assessment. Midvale Unique Auto is on hold pending permission and will be revisited next quarter. QEP Terracon is working on a Sampling and Analysis Plan (SAP) for CDCU 1084 W 1700 S and will move to phase II once SAP is approved. The potential fuel oil tank mentioned last meeting turned out to be two concrete boxes so there is no need to remove a tank. SLC Rio Grande received approval from the State Historic Preservation Offices (SHPO) for sampling, and Phase II ESA will begin once SAP is approved. SLC Crossroads Thrift Store and CDCU Emeril Ave are also in the SAP process, both of which are expected in a couple of weeks CDCU 71 W Crystal Ave is currently in phase I and is anticipated to be done this month. There were no new properties since the last meeting.

**SALT LAKE
COUNTY**

ECONOMIC DEVELOPMENT

Sindy then provided a budget update. After potential budget votes in today's meeting, the Assessment Grant will have \$50,251 in remaining budget, but most of that is committed to two remaining properties that need budget for HMS and Phase II. After taking into account all commitments, less than \$2,000 will remain. She noted SLCo will pause receiving more properties until all current pipeline budgets are finalized.

Following the updates, Kersten called for votes on two budget requests. The first vote asked for an additional \$3,500 in Phase II funds for the CDCU 1084 W 1700 S property. Emily moved to approve, Ronald seconded, and the motion carried. The second request was for \$35,000 in Phase II funds for the SLC Rio Grande property. David Brickey moved to approve, Emily seconded, and the motion carried.

Sindy provided an overview of the upcoming EPA grant cycle. The application deadline is January 28, 2026, and Salt Lake County will submit before that date.

Kersten invited committee members and attendees to propose additional properties, but none were received. The next committee meeting is scheduled for February 3, 2026, or as needed. The meeting was adjourned.

In-Progress

Site Name (In Progress)	Address	Acreage/ Parcel Amt	Authorized Total Budget	Current Committee Request	Approve d Work	SED Submittal Date	SED Approval Date	Phase I Completion Date	SAP Approval Date	Phase II Completion Date	Cleanup Report Completi on 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
CDCU 1084 W 1700 S	1084 W 1700 S, Salt Lake City	0.71 Acres/ 1 Parcel	\$44,750.00	-	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	\$45,000.00	-	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	\$10,000.00	\$26,000 for Phase II	Phase I/ SAP/ Phase II	8/19/25	8/29/25	10/22/25	In Progress	Not Yet Started	N/A
CDCU Emeril Ave Apartments	37 N 800 W, Salt Lake City	0.46 Acres/ 1 Parcel	\$6,500.00	\$10,350 for HMI	SAP/HMI	9/26/25	10/6/25	N/A	In Progress	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	10/10/25	1/30/2026	N/A	N/A	N/A

Completed

Site Name (Complete)	Address	Acreage/ Parcel Amt	Authorized Total Budget	Current Committee Request	Approve d Work	SED Submittal Date	SED Approval Date	Phase I Completion Date	SAP Approval Date	Phase II Completion Date	Cleanup Report Completi on 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	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

	Ave., Salt Lake City										
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
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: 11/21/25 HMI: 10/31/25	12/08/25
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

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	\$ (54,047.33)	\$ 28,873.67	
Fringe Benefits	\$ 30,682.00	\$ (21,923.04)	\$ 8,758.96	
Travel	\$ 11,880.00	\$ (2,871.59)	\$ 9,008.41	
Supplies	\$ 1,717.00	\$ (154.75)	\$ 1,562.25	
Contractual	\$ 872,800.00	\$ (734,416.75)	\$ 138,383.25	
Subtotal	\$ 1,000,000.00	\$ (813,413.46)	\$ 186,586.54	

Spending by Member		
	NWSL	\$44,500
	Magna	\$64,470
	Salt Lake County	\$625,347
Additional Planned Spending (Payables) by Member		
	NWSL	\$0
	Magna	\$0
	Salt Lake County	\$91,838
Total by Member		
	NWSL	\$44,500
	Magna	\$64,470
	Salt Lake County	\$717,185

Contractor Budget	
Total Budget	\$ 872,800.00
Budget Minus Invoices	\$ 142,089.25
Total Remaining Funds Budgeted for Active Projects	(\$91,838)
Amount Available to Spend	\$ 50,251.00

Tracker to Qualify for More Funding	
Total Sites	18
Must spend to qualify for new application	(\$700,000)
Spent to Date	(\$813,413)
Budgeted/Committed for Active Projects	\$ (91,838)
Still need to spend to qualify for new application	-\$113,413

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
SLC Crossroads Thrift Store	\$ 10,000	\$ 3,500	\$ 6,500	Salt Lake County
SLC Rio Grande	\$ 45,000	\$ 10,000	\$ 35,000	Salt Lake County
CDCU 1084 W 1700 S.	\$ 44,750	\$ 14,750	\$ 30,000	Salt Lake County
CDCU 71 W Crystal Ave	\$ 3,500	\$ 1,000	\$ 2,500	Salt Lake County
CDCU Emeril Apartments	\$ 6,500	\$ -	\$ 6,500	Salt Lake County
Outreach and Site Investigation (part of Contractual)	\$ 5,000	\$ 4,859	\$ 141	Salt Lake County
Terracon program support	\$ 16,375	\$ 13,488	\$ 2,887	Salt Lake County
Total	\$ 142,625	\$ 50,787	\$ 91,838	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
Poplar Grove /877 W 400 South	\$ 110,060	\$ 110,060	\$ -	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)				
Total	\$ 595,530	\$ 595,530	\$ -	