



**Brownfields Assessment Grant
Advisory Committee Meeting**

**Tuesday, April 7, 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 – **Emily Paskett**, Salt Lake County
2. Approve minutes from February 3, 2026 meeting (**action**) – **Emily** – 5 mins
3. Public Meeting Training (**discussion**) – **Adam Miller**, Salt Lake County – 10 mins
4. Community feedback or Committee comments (**discussion**) – **Emily** – 5 mins
5. Property and budget updates (**discussion**) – **Rachel Boyett**, Salt Lake County – 10 mins
6. Property budget request (**discussion, action**) – **Rachel & Emily** – 10 mins
 - a. **CDCU Emeril Apartments**: Additional \$ 7,150 for Hazardous Building Materials Survey (HMI)
Previously Approved: \$6,500 for SAP and \$ 10,350 for HMI
7. Any additional properties from committee members/attendees (**discussion**) – **Emily**
8. Next meeting: May 5, 2026, or as needed
9. 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.

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**Brownfields Assessment Grant
Advisory Committee Meeting**

**COMMITTEE MEETING MINUTES
TUESDAY, 2/3/2026
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)
Hayley Shaffer (Environmental Health Supervisor, Salt Lake County); substitute committee member for Salt Lake County

Staff

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

David Brickey (City Manager, Magna City)

Kersten Swinyard welcomed everyone to the meeting and introduced Hayley Shaffer, acting as substitute committee member in Ronald Lund's absence. Kersten requested a motion to approve the January 13, 2026, meeting minutes. Emily Paskett motioned to approve the minutes, and Kersten seconded. The motion was approved. Kersten invited community feedback or committee comments. Kersten noted that the committee will need to receive the annual Open and Public Meetings Act training from Adam Miller, advisory attorney. Adam confirmed he will provide the training at the next meeting.

Sindy Song provided a property update. Since the last meeting, the Phase I ESA report for CDCU 71 W Crystal Ave has been received. Midvale Unique Auto remains on hold pending permission and will be revisited next quarter. The Draft Sampling and Analysis Plan (SAP) for CDCU 1084 W 1700 S, SLC Rio Grande, and CDCU Emeril Ave were received and is awaiting State and EPA review. The SAP for SLC Crossroads Thrift Store is in progress and is expected within the next few weeks. No new properties have been added since the last meeting. Ben Bowers mentioned that Austin Taylor from SLC CRA called about the timeline for the SLC Crossroad Thriftstore property.



Sindy then provided a budget update. After potential budget votes in today's meeting, the Assessment Grant will have a remaining contractual budget of \$13,901 for assessment. She noted that the county will pause receiving more properties until all current pipelines are completed.

Following the updates, Kersten called for votes on two budget requests. The first vote asked for \$26,000 in Phase II ESA funds for the SLC CRA Crossroads Thrift Store. David Foster moved to approve, Emily seconded, and the motion carried. David confirmed SLC CRA's involvement in this property, and Ben clarified that SLC CRA is acquiring and developing the site. The second request was for \$10,350 in Hazardous Building Materials Survey (HMI) funds for the CDCU Emeril Apartments. Emily moved to approve, Hayley Shaffer seconded, and the motion carried.

Sindy noted that Salt Lake County submitted its application for the upcoming EPA assessment grant cycle before the deadline.

Ben Bowers noted Salt Lake City will host the EPA National Brownfields Training Conference in late May 2027 and that the EPA is identifying potential sites for tour stops, requesting coordination to ensure Salt Lake County's projects are recognized. Kersten will review prior assessment grant sites, develop tour ideas, and coordinate with the state team.

The next committee meeting is scheduled for March 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	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	Not Yet Started	Not Yet Started	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	3/3/2026	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	2/27/2026	In Progress	N/A
CDCU Emeril Ave Apartments	37 N 800 W, Salt Lake City	0.46 Acres/ 1 Parcel	\$16,850.00		SAP/HMI	9/26/25	10/6/25	N/A	3/3/2026	Not Yet Started	N/A
SLC Crossroads Thrift Store	1385 W. Indiana Ave., Salt Lake City	0.17 Acres/ 1 Parcel	\$36,000.00		Phase I/ SAP/ Phase II	8/19/25	8/29/25	10/22/25	3/20/2026	In Progress	N/A

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	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

CDCU 71 W Crystal Ave	71 W Crystal Ave, SSL UT 84115	0.13 / 1 Parcel	\$3,500.00	-	Phase I	10/6/2025	10/10/20 25	1/30/2026	N/A	N/A	N/A
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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	\$ (54,858.19)	\$ 28,062.81	
Fringe Benefits	\$ 30,682.00	\$ (22,024.25)	\$ 8,657.75	
Travel	\$ 11,880.00	\$ (2,871.59)	\$ 9,008.41	
Supplies	\$ 1,717.00	\$ (154.75)	\$ 1,562.25	
Contractual	\$ 872,800.00	\$ (753,761.25)	\$ 119,038.75	
Subtotal	\$ 1,000,000.00	\$ (833,670.03)	\$ 166,329.97	

Spending by Member		
	NWSL	\$44,500
	Magna	\$64,470
	Salt Lake County	\$644,691
Additional Planned Spending (Payables) by Member		
	NWSL	\$0
	Magna	\$0
	Salt Lake County	\$108,844
Total by Member		
	NWSL	\$44,500
	Magna	\$64,470
	Salt Lake County	\$753,535

Contractor Budget		
Total Budget	\$	872,800.00
Budget Minus Invoices	\$	142,089.25
Total Remaining Funds Budgeted for Active Projects		(\$108,844)
Amount Available to Spend	\$	33,245.50

Tracker to Qualify for More Funding		
Total Sites		18
Must spend to qualify for new application		(\$700,000)
Spent to Date		(\$833,670)
Budgeted/Committed for Active Projects	\$	(108,844)
Still need to spend to qualify for new application		-\$133,670

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	\$ 36,000	\$ 7,950	\$ 28,050	Salt Lake County
SLC Rio Grande	\$ 45,000	\$ 12,065	\$ 32,935	Salt Lake County
CDCU 1084 W 1700 S.	\$ 44,750	\$ 18,500	\$ 26,250	Salt Lake County
CDCU Emeril Apartments	\$ 16,850	\$ 5,750	\$ 11,100	Salt Lake County
Outreach and Site Investigation (part of Contractual)	\$ 5,000	\$ 4,859	\$ 141	Salt Lake County
Terracon program support	\$ 16,375	\$ 14,317	\$ 2,058	Salt Lake County
Total	\$ 175,475	\$ 66,631	\$ 108,844	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)	\$ 6,500	\$ 6,500	\$ -	Magna
Total	\$ 602,030	\$ 602,030	\$ -	n/a