

 **SALT LAKE
COUNTY**
ECONOMIC DEVELOPMENT
Brownfields Assessment Grant
Advisory Committee Meeting

**Tuesday, August 4, 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, introductions, and hit record – **Emily Paskett**, Salt Lake County
2. Approve minutes from April 7, 2026, meeting (action) – **Emily** – 5 mins
3. Community feedback or Committee comments (**discussion**) – **Emily** – 5 mins
4. Property and budget updates (**discussion**) – **Taylor & Cindy**, Salt Lake County – 10 mins
5. Property budget request (**discussion, action**) – **Taylor & Emily** – 10 mins
 - a. **Midvale Public Works**: Additional \$ 43,500 for Site Action Plan (SAP) & Phase II ESA & HMI
Previously Approved: \$3,500 for Phase I
6. Any additional properties from committee members/attendees (**discussion**) – **Emily**
7. Next meeting: September 1, 2026, or as needed
8. Adjourn

Ways to Join Virtually

Join from the meeting link

<https://slco.webex.com/slco/j.php?MTID=m75f21e1e9705945bc4809372d211a725>

Join by meeting number

Meeting number (access code): 2498 246 2370

Meeting password: pBiaYyVK746

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.



Brownfields Assessment Grant Advisory Committee Meeting

COMMITTEE MEETING MINUTES **TUESDAY, 04/07/2026** **11:00 AM**

Committee Members in Attendance

Emily Paskett (Sustainability Director, Salt Lake County), Vice Chair
David Foster (Construction Manager, NeighborWorks Salt Lake)
Ronald Lund (Environmental Health Director, Salt Lake County)
Lauren Littlefield (Senior Policy Advisor and Special Projects Director, Salt Lake County); substitute committee member for Salt Lake County

Staff

Adam Miller (Deputy District Attorney, Salt Lake County)
Rachel Boyett (Senior Economic Development Manager, Salt Lake County)
Sindy Song (Economic Development Coordinator, 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)
Kate Gregory (Project Officer, EPA)
Kersten Swinyard (Economic Development Director, Salt Lake County), Chair

Emily Paskett welcomed everyone and introduced Lauren Littlefield, who served as a substitute committee member for Kersten Swinyard, and Adam Miller, who provided the public meeting.

While waiting for a quorum, Adam provided the Board and attendees with an annual training on the Open and Public Meetings Act, covering public notice, agenda preparation, meeting minutes, and recording requirements.

Emily requested a motion to approve the February 3, 2026, meeting minutes. Lauren Littlefield motioned to approve the minutes and David Foster seconded. The motion was approved. Then, Emily invited community feedback or committee comments, but none were received.

Rachel Boyett provided an update on five properties under assessment. Midvale Unique Auto remains on hold and Salt Lake County plans to touch base with Midvale City this quarter regarding next steps. SLC Rio Grande's Phase II assessment is on hold pending site access permission, which will likely be given by the end of May. CDCU 1084 W 1700 S is progressing through its Phase II assessment, and the report will likely be ready by early May.

CDCU Emeril Ave Apartments received Site Eligibility Determination (SED) approval for two additional parcels to be included on the Hazardous Materials Survey, as requested by the Community Development Corporation of Utah (CDCU). Ben Bowers requested an update on the review status of the updated Sampling and Analysis Plan to include these two parcels. Joe Katz will follow up with Utah DEQ DERR, while Salt Lake County will follow up with EPA and inform Ben when Terracon may proceed with sampling. In response to Ronald Lund's question regarding the property list, Rachel clarified that the spreadsheet reflects current approvals and will be updated



once new approvals are received.

Lastly, SLC CRA Crossroads Thrift Store was sampled last Friday and a Phase II assessment report is expected by mid-May.

Rachel then provided a budget update, noting that most grant funds are committed to active property assessments. Once these assessments are completed, the County will determine how much longer the grant can support remaining work and the amount of funds available for additional assessments. In response to Emily's question regarding the timeline of EPA's award decision for the 2026 Coalition Assessment Grant cycle, Rachel stated that the EPA plans to provide updates in mid-May, with the cooperative agreement anticipated to begin on October 1.

Following updates, Emily called for a vote for an additional \$ 7,150 to be spent on two additional parcels for CDCU Emeril Apartments' Hazardous Building Materials Survey (HMI). Ronald moved to approve the motion, Emily seconded, and the motion carried.

Emily invited committee members and attendees to propose additional properties. Ben suggested that a site-specific plan, a small area-wide plan, or a brownfield revitalization plan could be considered if there is remaining budget after all current properties are assessed.

The next committee meeting is scheduled for May 5, 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 Public Works	8170 & 8172 S Main St., Midvale	1.55 Acres/ 2 Parcels	\$4,500	\$43,500 SAP Phase II HMI	Phase I	1/21/25	1/27/25	3/12/25	N/A	N/A	N/A
SLC Rio Grande	333 S 600 W., Salt Lake City	3.24 Acres/ 1 Parcel	\$16,365		Phase I	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		Phase I/ SAP/ Phase II	7/10/25	8/15/25	10/22/25	2/27/2026	4/30/26	N/A
CDCU Emeril Ave Apartments	37 N 800 W, Salt Lake City	0.46 Acres/ 1 Parcel	\$16,850		SAP/HMI	9/26/25	10/6/25	N/A	3/3/2026	6/1/26	N/A
SLC Crossroads Thrift Store	1385 W. Indiana Ave., Salt Lake City	0.17 Acres/ 1 Parcel	\$36,000		Phase I/ SAP/ Phase II	8/19/25	8/29/25	10/22/25	3/20/2026	5/6/26	N/A
Art Castle	915 W 100, 116 S 900 W S, SLC, UT 84104	0.88/ 2 Parcels	\$4,000		Phase I	6/15/26	6/23/26	7/28/26	N/A	N/A	N/A
Big Bend Park	850 W 9000 S, West Jordan, UT	64.7/ 5 Parcels	\$8,000		Phase I						

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

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
Midvale Unique Auto	788-798 W Center St; 7697 S Holden St; Midvale	0.77 Acres / 3 Parcels	\$3,190	-	Phase I/ SAP/ Phase II	6/18/24	6/24/24	Not Yet Started	Not Yet Started	Not Yet Started	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	\$ (74,665.34)	\$ 8,255.66
Fringe Benefits	\$ 30,682.00	\$ (29,639.97)	\$ 1,042.03
Travel	\$ 4,067.11	\$ (4,067.11)	\$ -
Supplies	\$ 154.75	\$ (154.75)	\$ -
Contractual	\$ 882,175.14	\$ (805,669.75)	\$ 76,505.39
Subtotal	\$ 1,000,000.00	\$ (914,196.92)	\$ 85,803.08

Spending by Member	
NWSL	\$44,500
Magna	\$64,470
Salt Lake County	\$696,600
Additional Planned Spending (Payables) by Member	
NWSL	\$0
Magna	\$0
Salt Lake County	\$70,640
Total by Member	
NWSL	\$44,500
Magna	\$64,470
Salt Lake County	\$767,240

Contractor Budget	
Total Budget	\$ 882,175.14
Budget Minus Invoices	\$ 151,464.39
Total Remaining Funds Budgeted for Active Projects	(\$70,640)
Amount Available to Spend	\$ 80,824.14

Active Sites				
Property	Budgeted Amount	Spent To Date	Budget Remaining	Jurisdiction
Midvale Public Works	\$ 36,000	\$ 4,500	\$ 31,500	Salt Lake County
SLC Crossroads Thrift Store	\$ 36,000	\$ 26,450	\$ 9,550	Salt Lake County
SLC Rio Grande	\$ 16,365	\$ 12,865	\$ 3,500	Salt Lake County
CDCU 1084 W 1700 S.	\$ 44,750	\$ 39,300	\$ 5,450	Salt Lake County
CDCU Emeril Apartments	\$ 24,000	\$ 17,050	\$ 6,950	Salt Lake County
Art Castle	\$ 4,000	\$ -	\$ 4,000	Salt Lake County
Big Bend Park	\$ 8,000	\$ -	\$ 8,000	Salt Lake County
Outreach and Site Investigation (part of Contractual)	\$ 5,000	\$ 4,859	\$ 141	Salt Lake County
Terracon program support	\$ 16,375	\$ 14,826	\$ 1,549	Salt Lake County
Total	\$ 190,490	\$ 119,850	\$ 70,640	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
Midvale Unique Auto / 788-798 W Center St, 7697 S Holden St	\$ 3,190	\$ 3,190	\$ -	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
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
Magna Mantle Park	\$ 3,500	\$ 3,500	\$ -	Magna
Murray Secured Auto	\$ 66,000	\$ 66,000	\$ -	Salt Lake County
SSL 3492 1000 W	\$ 4,000	\$ 4,000	\$ -	Salt Lake County
SSL 3291 S 900 W	\$ 3,500	\$ 3,500	\$ -	Salt Lake County
CDCU 71 W Crystal Ave	\$ 3,500	\$ 3,500	\$ -	Salt Lake County
Terracon QAPP	\$ 4,500	\$ 4,500	\$ -	Salt Lake County
Total	\$ 600,720	\$ 600,720	\$ -	n/a