

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

**Tuesday, August 11, 2026  
11:00AM**

**2001 S. State Street, North Building, Room N3-600, Jordan River Conference Room  
(Please enter through N3-500)  
and virtually as described below**

**AGENDA**

1. Welcome, introductions, and hit record – **Kersten Swinyard**, Salt Lake County
2. Approve minutes from April 7, 2026, meeting (action) – **Kersten** – 5 mins
3. Community feedback or Committee comments (**discussion**) – **Kersten** – 5 mins
4. Property and budget updates (**discussion**) – **Taylor & Cindy**, Salt Lake County – 10 mins
5. Property budget request (**discussion, action**) – **Taylor & Kersten** – 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**) – **Kersten**
7. Next meeting: September 1, 2026, or as needed
8. Adjourn

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**Ways to Join Virtually**

Join from the meeting link

<https://slco.webex.com/slco/j.php?MTID=mb879bf9180820fa1f83d1a430cff00c3>

**Join by meeting number**

Meeting number (access code): 2480 355 9791

Meeting password: B42UcWP5hJE

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*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**

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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**

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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**

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

#### **Excused**

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David Brickey (City Manager, Magna City)  
Kate Gregory (Project Officer, EPA)  
Kersten Swinyard (Economic Development Director, Salt Lake County), Chair

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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<br>(In Progress)        | Address                                             | Acreage/<br>Parcel Amt   | Authorized<br>Total Budget | Current<br>Committee<br>Request    | Approved<br>Work             | SED<br>Submittal<br>Date | SED<br>Approval<br>Date | Phase I<br>Completion<br>Date | SAP<br>Approval<br>Date | Phase II<br>Completion<br>Date | Cleanup<br>Report<br>Completion<br>Date |
|-----------------------------------|-----------------------------------------------------|--------------------------|----------------------------|------------------------------------|------------------------------|--------------------------|-------------------------|-------------------------------|-------------------------|--------------------------------|-----------------------------------------|
| Midvale<br>Public Works           | 8170 &<br>8172 S<br>Main St.,<br>Midvale            | 1.55 Acres/<br>2 Parcels | \$4,500                    | \$43,500<br>SAP<br>Phase II<br>HMI | Phase I                      | 1/21/25                  | 1/27/25                 | 3/12/25                       | N/A                     | N/A                            | N/A                                     |
| SLC Rio<br>Grande                 | 333 S 600<br>W.,<br>Salt Lake<br>City               | 3.24 Acres/<br>1 Parcel  | \$16,365                   |                                    | Phase I                      | 8/19/25                  | 9/16/25                 | 10/29/25                      | 3/3/2026                | Not Yet<br>Started             | N/A                                     |
| CDCU 1084<br>W 1700 S             | 1084 W<br>1700 S,<br>Salt Lake<br>City              | 0.71 Acres/<br>1 Parcel  | \$44,750                   |                                    | Phase I/<br>SAP/<br>Phase II | 7/10/25                  | 8/15/25                 | 10/22/25                      | 2/27/2026               | 4/30/26                        | N/A                                     |
| CDCU<br>Emeril Ave<br>Apartments  | 37 N 800<br>W,<br>Salt Lake<br>City                 | 0.71 Acres/<br>3 Parcel  | \$20,600                   |                                    | SAP/HMI                      | 9/26/25                  | 10/6/25                 | N/A                           | 3/3/2026                | 6/1/26                         | N/A                                     |
| SLC<br>Crossroads<br>Thrift Store | 1385 W.<br>Indiana<br>Ave.,<br>Salt Lake<br>City    | 0.17 Acres/<br>1 Parcel  | \$30,850                   |                                    | Phase I/<br>SAP/<br>Phase II | 8/19/25                  | 8/29/25                 | 10/22/25                      | 3/20/2026               | 5/6/26                         | N/A                                     |
| Art Castle                        | 915 W<br>100, 116 S<br>900 W S,<br>SLC, UT<br>84104 | 0.88/<br>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<br>9000 S,<br>West<br>Jordan, UT              | 64.7/<br>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<br>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<br>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<br>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<br>HMI: 10/31/2025 | N/A      |

|                          |                                                            |                           |            |   |                              |           |                |                 |                    |                    |     |
|--------------------------|------------------------------------------------------------|---------------------------|------------|---|------------------------------|-----------|----------------|-----------------|--------------------|--------------------|-----|
| CDCU 71 W<br>Crystal Ave | 71 W<br>Crystal Ave,<br>SSL UT<br>84115                    | 0.13 / 1<br>Parcel        | \$3,500.00 | - | Phase I                      | 10/6/2025 | 10/10/20<br>25 | 1/30/2026       | N/A                | N/A                | N/A |
| Midvale<br>Unique Auto   | 788-798 W<br>Center St;<br>7697 S<br>Holden St;<br>Midvale | 0.77 Acres /<br>3 Parcels | \$3,190    | - | Phase I/<br>SAP/<br>Phase II | 6/18/24   | 6/24/24        | Not Yet Started | Not Yet<br>Started | Not Yet<br>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          | \$ (821,334.25)        | \$ 60,840.89        |
| <b>Subtotal</b>                      | <b>\$ 1,000,000.00</b> | <b>\$ (929,861.42)</b> | <b>\$ 70,138.58</b> |

| 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                           | \$ 30,850       | \$ 30,850     | \$ -             | Salt Lake County |  |
| SLC Rio Grande                                        | \$ 16,365       | \$ 12,865     | \$ 3,500         | Salt Lake County |  |
| CDCU 1084 W 1700 S.                                   | \$ 41,800       | \$ 41,800     | \$ -             | Salt Lake County |  |
| CDCU Emeril Apartments                                | \$ 20,600       | \$ 20,600     | \$ -             | 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       | \$ 16,040     | \$ 335           | Salt Lake County |  |
| Total                                                 | \$ 178,990      | \$ 135,514    | \$ 43,476        | 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 |
| <b>Total</b>                                                       | <b>\$ 600,720</b> | <b>\$ 600,720</b> | <b>\$ -</b>      | <b>n/a</b>       |