SALT LAKE COUNTY
ECONOMIC DEVELOPMENT

Brownfields Assessment Grant
Advisory Committee Meeting

COMMITTEE MEETING MINUTES

TUESDAY, 08/11/2026
11:00 AM

Committee Members in Attendance

Kersten Swinyard (Economic Development Director, Salt Lake County), Chair
Emily Paskett (Sustainability Director, Salt Lake County), Vice Chair
David Foster (Construction Manager, NeighborWorks Salt Lake)
Ronald Lund (Environmental Health Director, Salt Lake County)
Kelly Bush (City Manager, Magna City)

Staff

Stuart Tsai (Deputy District Attorney, Salt Lake County)
Taylor Read (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

Kate Gregory (Project Officer, EPA)

Kersten Swinyard welcomed everyone and introduced Kelly Bush, who is City Manager of Magna. Taylor Read introduced himself. Existing Committee members and attendees David Foster, Joe Katz, Ben Bowers, Ronald Lund, Stuart Tsai, Sindy Song, and Emily Paskett, all introduced themselves.

Kersten requested a motion to approve April 7, 2026, meeting minutes. Emily Paskett motioned to approve the minutes, and Kelly Bush seconded. The motion was approved. Then, Kersten invited community feedback or committee comments. No comments were received.

Taylor Read provided an update on eight properties under assessment.

Midvale Public Works is redeveloping its public works property. The Assessment Grant previously funded a Phase I on the property. The property now needs a SAP, Phase II, and HMI. The total cost of $43,500.

Salt Lake Rio Grande was previously approved for a Phase II, but the Phase II needed to pause while Salt Lake City Community Reinvestment Agency needed to modify contractual and access questions prior to proceeding. A portion of that Phase II budget is now allocated for another Phase I, and County staff are working with SLC CRA on timing. A new Phase I and possibly a Phase II ESA could also take place under the 2026 grant.

Phase II reports are complete for three properties: CDCU 1084 W 1700 S, CDCU Emeril Avenue, and Salt Lake Crossroads Thrift Store. Payments are in process, and all Phase IIs came in under budget, which will return $11,500 to the grant budget.

Terracon completed a Phase I for the Art Castle on 28 July with no further recommendations.

County staff have submitted a Site Eligibility Determination (SED) for a Phase I ESA for Big Bend Park. West Jordan owns five parcels along the Jordan River, and the city approached the County about a possible purchase.

After a long delay related to access and property owner interest, County staff are returning money to the grant's budget that was previously allocated for Midvale Unique Auto. We have previously invoiced $3,190, and are returning $8,310 for other uses.

Taylor provided a brief explanation on the different types of ESAs. Kersten explained that Phase I ESAs are staff approved.

Taylor gave a budget update, discussing that about $60,000 remained in the contractual budget for Terracon work. County staff have also completed a shift of $9,375.14 from unused travel and supplies budget allocations to the Terracon contract for additional assessment work. After that shift roughly $17,365 is remaining in the Terracon budget, effectively the end of the 2023 grant budget.

Taylor and Kersten then announced that the County was awarded $1.5 million for a 2026 Coalition Assessment Grant, which will be available beginning Oct. 1, 2026, through Sept. 30, 2030. The County will manage some overlapping tasks as it closes out the 2023 grant and begins work on the 2026 grant. The intent is to have this committee authorize the final 2023 assessment work before starting a fresh round of committee involvement for the new grant.

Following updates, Kersten called for a vote to approve the budget request for $43,500 for the Midvale Public Works SAP, Phase II ESA, and HMI. Kelly Bush moved approval, and Dave Foster seconded. The motion passed unanimously.

Kersten invited committee members and attendees to propose additional properties. Kelly Bush asked to add The Gem Theater in Magna to the list. Ben Bowers explained that a Phase I is the buyer's due diligence and establishes CERCLA bona fide prospective purchaser protection, and that most banks require one for a commercial loan. Joe Katz added that without all appropriate inquiries completed before acquisition, the site can become ineligible for future funding,

including Phase II assistance. County staff offered to follow-up separately with Kelly and Magna staff.

The next committee meeting is scheduled for Sept. 1, 2026, or as needed. The meeting was adjourned.