

April 2nd, 2008
CSFM Meeting Minutes

In Attendance: David May, Verdon Walker, David Colby, Kristen Thelen, Tom Hopkins, Erna Waterman, Ray Limb, Dave Allison, Tony Howes

Members of the Union City Community Council attended the presentation portion of the meeting, as well as Midvale city's mayor, Mayor JoAnn Seghini.

CSFM Updates

- Kristen Thelen gave budget updates for Sharon Steel and Midvale Slag.
- The current grant expires in 2 years. There are some doubts that Sharon steel will be done in 2 yrs. Midvale slag should be pretty far along.
- There may be a possibility to request more money for Sharon Steel or to combine both grants into single project, but for right now we are in pretty good shape.
- Verdon Walker proposed that the budgets be accepted – David Colby seconded the proposal. All CSFM members in attendance voted in favor of accepting the budget.
- The motion was given and accepted to extend the Technical Advisor contract until the end of the grant period.

Midvale Slag Updates

- Updates on the riparian zone. USGS is having difficulties because the weather is not cooperating. They have been doing survey work.
- CDM's contract to do support for the riparian zone has been slower to get ironed out. They are trying to not duplicate work that USGS is doing. Tony and Erna are helping to get the contract done. They are really close, but CDM is not officially working on the project yet.
- Tony and Erna met today with a disabled vet to potentially do a sheet pile dam design. The company is R&R Developmental.
- Comment by David M. - UTA bridge design discounted the comments that were made. The design includes sheet pile protective boards which will act as a huge rudder in the stream. Nothing changed after the comments of this group. Initially they were planned to be put in the middle of the stream. Now it's off to the side.
 - Response - They can discuss this issue at the stakeholders meeting if the design people are there – not sure if they will be. David M. - gets the feeling they will do what they want to do regardless of what anyone says. David C. - can they do that? With the study that USGS is doing is it ok if they put a bridge in which disregards the study? Is concerned that they are putting in a bridge that will cause erosion downstream. Erna – they can't impede the progress of UTA. They don't have information from the UGSG study yet. With that information they might get data to prove that the bridge would have an impact. They don't have anything to go on right now.
- David C. will they be too far into their planning when the information

from the survey comes in? Erna – yes. It's too late now. She was surprised that they even changed the design at all. She thought that moving the boards was better than separating the river in half. It's a tight area anyway. It's actually going to attack their own bridge. It will force the river west and come back to our side on the east. Erna – if the study shows their bridge is the cause of erosion, they will be responsible for fixing it. EPA will have information on how the stream was before UTA added the bridge so they can show the change. Have a guess that their bridge is going to need repairs. David C – This bridge is not adequate. Erna – UTA will get feedback tomorrow, but the person giving the presentation may not be the person in charge. Comment – thinks the bridge design is money driven. They wanted to stay with the standard basic bridge design. However, the stream has a sharp turn, and this is not a design for this difficult situation. David C- There is a high velocity that comes with that turn, and they haven't taken that into that account at all. No rip rap. Comment - Not in any position to tell them anything – not a design engineer. Right now the best thing to do is getting info of what is currently there before the bridge gets out there. Erna – the purpose of getting the information is for the sheet pile damn. To show that they are not doing anything to make changes in the river dynamics with the sheet pile damn. Tom - What does county flood control have to say? Erna – have received no comment on it. David M – It would be good to leave headroom for the path that goes over. David C. - will make the comment at tomorrow's meeting.

- Dave Allison – would like to do community interviews for the 5 year review. Will call CSFM for interviews. It's a required process to do the 5 year review. It will probably take a month to start interviewing people. There will be an ad in newspaper announcing the 5 year review.

Sharon Steel Updates

- The site inspection was done on Feb 20th. Everything was the same. Remaining issues: the potholes haven't been filled yet. Fence had been torn down. Ray contacted property owner, and the fence has been repaired. No status on the potholes. Going to get them filled as soon as possible.
- They have the right of way designed for the new road. There will be a traffic circle on the southern end coming off of sandy parkway. Right now they are working on the northern part of the road. The southern part will follow a year behind.

Presentations

- Phillip Hill, Director of Community and Economic Development
 - Currently on Bingham Junction the infrastructure is going in (sewer, drain, mass grating). For Bingham junction blvd they received enough money to build it at the time it was funded. Costs have gone up, and now it's only ½ enough money to built it . 4.8 million. 2.4 to each site. The rest of the money needed to build the road will be paid by the developers, and will be reimbursed by the city's RDA. It's an

expensive site to develop. They are working on getting the utilities in before the road goes in. Geneva is the contractor who will be building the road. Construction will start on April 11th.

- South of TRAX line is to be residential development- north is office and commercial. They will have 200 parking stalls for the park and ride. At first it was designed to be only a kiss and ride. Now there will be up to 200 stalls. It's encouraging that there is more office going in. 1 million ½ square feet now for office space. If they get 2 million square feet office it will pay the difference between doing a parking lot and building parking structures. Trying to get it to be more of an office park. This increase in office has required more parking stalls at park and ride. Would like to see more parking structures with UTA .
- Ground breaking for TRAX construction will be in the middle of April, April 15th. It will be held over at the Gardner Village site. Gardner Village stop is on the south side of 7200 south. Construction starts spring/summer, and they hope to have it finished fall 2010. There will be 2 sets of tracks. Heavy rail will only go at night. There is an issue in West Jordan – trains that normally come during day will be going more often at night. Question: will there be a walkway across 7200 to go from Gardner to TRAX? Response: There will be a pedestrian activated light.
- Wasatch properties has a total of 750 apartments so far. They want to start occupying them by August/September this year. The road could be in by then. The condos are by Gold Medallion homes. They have to do sewer across river, and can't do it until November. Gold medallion will probably push back completing the homes until spring of next year. Gold medallion won't move as fast with their construction. Wasatch will do 2-3 buildings/month. They feel they can construct all their buildings within a year. The market isn't the best for single family town homes right now.
- Gardner development - 2 of the buildings are pre-leased. Those are looking at being completed Fall 2009. 5 stories for one maybe 4 stories on the other one. The maximum stories on the office buildings is 7 stories. The city is trying to push for higher buildings and more parking structures instead of spending it all on parking.
- In the development agreement, a minimum of 20% is to be left as open space. There will be a linear park along Bingham Junction blvd. Comment – it's a large trail. Up to 80 feet wide and a couple of feet long. When this is all done will have several large park areas with linear parks connecting them. North of 7200 south there are 10 to 12 acres of park. Also there are the wetlands. This side has more linear parks and more trails. Jordan bluffs has larger park sites. Question: Will there be a trail by the river? Response: yes. Question: Will there be a pedestrian walkway under the UTA bridge? Response: no.
- They are rebuilding the existing bridge. A long-span bridge is going in.

- Question: As you drive down 7800 south, are they digging into contaminated soil? Response: There are institutional controls required by EPA and the Department of Environmental Quality. This includes requirements on how to deal with the soil. Those who deal with the soil have to wear monitors, and can volunteer to wear respirators. This site is potentially contaminated. Some areas are contaminated, others have no contamination. Institutional controls say how construction takes place, and specify homeowners associations rules. There are property owner's rules for the whole site. The finished soils have 2 feet of slag, with potentially contaminated soils under that. The benefit of not having single family homes is not having people digging into the soil. Nobody has any reason to go out and dig there. They have mapped out where they found contaminates. The contaminate is calcine waste. In this current digging they haven't hit calcine waste yet. If they do hit it they have some options. Areas with contaminate are lined, capped, or under parking lots and asphalt. Potentially contaminated material is under the slag. The slag is not considered contaminated. Once someone digs past the slag, they can either test the material or treat it all as contaminated. On top of the slag is 18 inches of top soil. Some of the soil is compacted and some is not. Residential areas have 24 inches of top soil total.
- Question: Once they put houses on it, will there potentially be an increase in the amount of water going into the ground? Response: parts of the site have to be lined so the water is put through storm drains and not in the ground. They are looking into putting in sensors that will shut off sprinklers if saturation gets too high in the soil. There is a potential problem of liners wearing out, or of someone poking a hole in the liner. They are looking at things to do to get around human error. Potentially if you put too much water in the soil it will push the contaminate down into the ground. Right now the calcine is not contaminating the groundwater. Something is preventing the calcine from being pushed down.
- They will be putting in groundwater monitoring wells. They will be sampling water to see if contaminate levels are moving up or down.
- Question: Who will own the park areas by river? Response: the city. The city will maintain them and get them once they are put in. The city owns the wetlands today. They are hoping to pass the wetlands over to a conservation group. The wetlands north of 7200 are tricky. The other one may not have the same issues. It has more of a water source and can take care of itself better.
- Question: Will there be playgrounds? Response: There are three large play structures planned. There are no big places for soccer. It was never intended. North of 7200 south there would be room for soccer, there could also be room for a baseball diamond. Due to liability issues the current field can only be used for little league. Question? Is anybody working with the county to build a big park? Response: The county doesn't have the money to buy this property,

and the developers probably are not willing to give it up. The city would have to buy the land at market value. Now the land has such value that it would be very difficult. In 2002 the land was purchased for 6 million. Estimated value now is 64 million.

- There are 13 dedicated acres on Jordan Bluffs for two parks. One park is 8 acres and the other is 5 acres. When they get into development process the city will work with developers to determine what they want the space to be.
- Comment: For us as a city it would be neat to plan a soccer park next to food services.
- The developers are committed to having recreations areas north of 7200 south for people in Midvale. The city might want to partner with the county who already has a soccer program. The county is more than happy to work with cities. They are willing to run programs in any of the city's parks.
- Question: How much potential parking is there for soccer fields?
Response: North of 7200 south there is a small parking lot. South of 7200 they have space they could use for parking.
- Question: Is there a potential need for another elementary school?
Response: They left a space open for the Jordan school district – or whatever district it will be in. They have been talking with Jordan School District to keep them up to date with how many units are going in.
- Question: Have other Superfund sites been developed? Response: this is a pilot project. This is really a first of it's kind. There are Superfund sites have been developed on contaminates before, but not in this manner. Question: Is this the biggest Superfund site?
Response: The one in Montana is the same size. Comment (David M) - EPA totally reworked their strategy when they started talking about development on the site. It has been one of a kind and successful. Jordan bluffs was originally designed to become green space with no development. They got EPA to take another look on it. They looked into the possibility of using the same system for repairing a cap in developing foundations. In order to this, they had to look at the rupture capacity of the cap. In last 5-6 years use of Jordan bluffs has gone from a worth of 6 million to 64 million.
- Midvale city has put a lot of money into studies. Currently finding out how far back they have to build from the edge on the Sharon Steel site. Without RDA in place development wouldn't be happening. Development cost is a lot lower on a regular site than on this place. Final budget on Bingham Junction says that it's 20-23 million dollars more to develop on this site than if they were to build in Herriman or Riverton. There are reimbursable funds for these additional development costs. The costs will be reimbursed if the site provides the tax base. The taxable value is 84 million dollars. 20% of this goes to city. Part will go to the RDA. RDAs can go on to start other RDAs.
- There have been problems with Questar gas. They need to put a

trench with a liner and clean fill to put utilities in. Otherwise they won't be able to put utilities into the site.

- Question: What's going to keep this area from becoming rundown?
Response: getting the best building materials will put in high value. Everyone worries about the apartments. They are a very nice development. Wasatch Properties are in it for the longterm. They own properties 20-30 years after they build them. They are well maintained. They will own and take care of the apartments for a long time. David M – one of the requirements is that a percentage of the homes be affordable. Wasatch will hit 80% of area median income. 80% of the area median income is \$47,000 or less.
- Comment by Mayor Seghini – if the developers choose not to develop the low income housing or not enough of it, that money goes back to the RDA. The goal is to increase housing and improve current housing. That money set aside for affordable homes could be used in fixing up deteriorating housing to improve neighborhoods and give people homes that they can afford to live in. It could also be used to give low interest loans to people so they could improve their homes. It could provide first time home buyers assistance. They also could do façade grants to help with façades on older buildings. Right now as a city they don't have the funds to do this.
- Comment – as a citizen of Midvale, am excited about this and appreciate the leadership and all they are doing.
- Comment: The RDA is not connected to old town midvale. Response: They tried, but there are so many issues and so many property owners. Most property owners were not willing to sell property. Barriers of property owners there. Some RDAs can take property, but this RDA was not that way. They were not able to tie into old town. Old town will benefit from this property. A lot of money is coming in and people are starting to invest now that they know something is happening with it. Now that the stigma of the site is going away things are happening. Maybe in the future they can tie old town in.
- Question: With the economic downturn is it going to slow this down?
Response: The downturn isn't really affecting office development. Building permit revenue has gone up. Midvale city has diverse development. It's going ok. The building has slowed down a little bit, but they have enough capital that the banks are still willing to lend. Its the smaller developers that are having the problems getting the lending.
- Utopia should be going in. All developers of apartments/condos will be putting cat 5 lines into their buildings.
- Developer on this is doing energy efficiency. They are seeing a lot of interest from buyers who want energy efficiency certified buildings.