

## **Rural Desert Southwest Brownfields Coalition**

Kick-Off Meeting

January 20, 2012 11:00 AM – 1:00 PM

Tonopah Convention Center

301 Brougner Avenue

Tonopah, Nevada 89049

### **Attendance:**

Harriet Ealey - Esmeralda County  
Brett Bottenberg – McGinley & Associates  
Jim Garza – White Pine County  
Levi Kryder – Nye County  
Dan Stewart – Inyo County  
Jerri Conrad – Good Standing  
Darrell Lacy- Nye County  
Eileen Christensen – BEC Environmental  
Joni Eastley - Nye County  
Amy Fanning – Nye County  
Noemi Emeric-Ford- EPA  
Brian Loffman – BEC Environmental  
Elizabeth Enriquez – Nye County

### **Acronyms:**

BOCC – Board of County Commissioners  
CEDS- Comprehensive Economic Development Strategy  
DOI – Department of Interior  
EPA – Environmental Protection Agency  
GSA – General Services Administration  
MOU – Memorandum of Understanding  
NDEP – Nevada Division of Environmental Protection  
RFP – Request for Proposals  
ROW – Right of Way  
TAG – Technical Assistance Grant

- I. Introductions
- II. Program Overview & Goals
  - a. Discussion of major program elements.

Brian Loffman went over key elements of the program with everyone. One of the key elements that will take place throughout the program is public outreach. Site identification will be the next item to work on. Together the group will prioritize the projects brought in from everyone. Brian Loffman explained that once the list has been established the site eligibility forms will be filled out and sent to Noemi Emeric-Ford of EPA for review. Quality Assurance plans, Health and Safety Plans will be developed prior to doing the Phase I on the site/s that is chosen. Brian Loffman stated that the goal is to do up to twenty (20) Phase I's with a minimum of one in each community and up to five (5) Phase II's. Brian Loffman

explained that everything will be done based on priority. Eileen Christensen stated that the overall plan is to develop these properties. Eileen Christensen went over what reuse planning consists of. Noemi Emeric-Ford explained that in order for the Brownfield Grant to succeed and continue to receive funding, different key elements are looked at, How many assessments are completed, How many clean ups are completed, How many jobs are created, how much money is leverage from a project, and how many acres are made ready for reuse. Brian Loffman stated that the final goal for the program is to develop up to five (5) institutional controls.

b. Keys for success

Brian Loffman stated that one of the keys to success is involvement, communication, and accelerated time schedule. Joni Eastly wanted to emphasize that communication should go through Noemi Emeric-Ford, Noemi then can respond to questions to all members. Joni Eastly stated that she would like all counties to form relationships with EPA. Brian Loffman asked coalition members how they all would like to communicate to ensure that everyone is on the same page. Jim Garza suggested utilizing LinkedIn. A discussion ensued between members. It was determined that the group would like to use LinkedIn as a discussion board and a way to communicate of projects. Jerri Conrad volunteered to set the page for the group.

III. Coalition Member & Consultant Team Roles

Brian Loffman went over everyone's role. BEC's role in the project is the Prime Consultant, Brian Loffman will be the technical manager and Eileen Christensen is the overall program manager on the consultant side. McGinley & Associates will be doing a lot of the Technical work, and working with all the Counties on the Phase I and Phase II as well as working in the Quality Assurance plans, Health and Safety Plans site identification, and assisting with the site eligibility forms. Jerri Conrad with Good Standing will be primarily working with the Counties on community involvement. Eileen Christensen also informed members that Brenda Gilbert of BEC Inv. is available to everyone. Brenda Gilbert has contacts with thirty (30) plus renewable energy developers. A discussion ensued between members on developing maps to fit each county redeveloping criteria. Noemi Emeric-Ford informed members that the grant money maybe utilizes to fund producing the maps as discussed.

IV. Program Schedule & Significant Milestones

a. Review and discussion of proposed accelerated schedule.

Brian Loffman informed that he would like to suggest accelerating this project to a year and one half. Brian Loffman presented a timeline to all members. All coalition members agreed on fast tracking the project.

Amy Fanning briefed everyone on how the budget would be allocated. The budget will be allocated based on the needs of each project and the assessment done dollar amount will be determined. Travel expenses are budgeted and Amy Fanning will forward travel forms to all members. It was determined that the travel rate will be determined based on the going GSA travel rate based on the location traveled.

V. Status of Site Identification.

a. State wide site identification project.

Brian Loffman informed members the project that BEC Env. has been working on; State wide site identification project. BEC developed a state wide identification of sites for the entire state, not just Brownfield properties but all types of contaminated properties. BEC has identifies over 9,200 properties. Different criteria were used to assist with all types of potential redevelopment.

b. White Pine County

Jim Garza reported on the Miguel Ball Park that has potentially been identified as one of the sites they would like to possibly submit for review. Asbestos has been identified in different areas of the park. It's is a County own park. Jim Garza stated that it will not create many jobs long term, however, White Pine County has a grant to assist with some of the items that need to be done but his questions is, if this is a property that could potentially qualify for this grants. A discussion ensued on the different ways the park can be utilized to attract tourism. Jim Garza stated that they have identified thirteen (13) other possible projects. Jim Garza went over some of the other properties that have been identified.

A discussion ensued between members on the type of due diligence counties should do prior to obtaining properties.

c. Lincoln County

Brett Botternberg informed that a list of sites has been identified.

d. Esmeralda County

Harriet Ealey indicated that the BOCC will be discussing this at the next meeting, however one of the properties that has been identified is a privately own property, Coaldale property.

e. Nye County

Brian Loffman stated that a list has been identified and two properties have been possibly identified.

f. Inyo County

Brian Loffman also indicated that a list has been identified. Eileen Christensen pointed out that some of the properties that are on that list include locations where the new transmission corridor will be going though.

IV. Site Selection

a. Criteria Discussion

1. Eligibility

Brian Loffman asked if there was any type of criteria that the members would like use to prioritize the properties when considering properties. It was determine that one of the criteria could be any type of health issue.

2. Economic impact

3. Redevelopment potential

A discussion ensued between members on how to quantify some of the potential redevelopment when considering some on the properties. It will be discussed further once properties are identified and considered.

Brian Loffman summarized; Jerri Conrad will set up LinkedIn for all the members. Eileen Christensen wanted to get confirmation from members on working on site eligibility forms for properties that have been identified.

Next meeting will be scheduled for teleconference possibly in April. All site eligibility form are to be sent to Amy Fanning and Amy will forward to Noemi Emeric-Ford

Meeting closed at 1:20 pm.