

## **Rural Desert Southwest Brownfields Coalition**

Quarterly Meeting

October 19, 2012 1:30 PM – 2:30 PM

Teleconference

### **Attendance:**

Brett Bottenberg – McGinley & Associates  
Joshua Hart – Inyo County  
Darrell Lacy- Nye County  
Eileen Christensen – BEC Environmental  
Brian Loffman- BEC Environmental  
Joni Eastley - Nye County  
Francesca Hsie – BEC Environmental  
Mike Baughman- Lincoln County  
Amy Fanning – Nye County  
Brian Loffman – BEC Environmental  
Jaynee Reeves – Nye County

### **Acronyms:**

BOCC – Board of County Commissioners  
CEDDS- 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-** were made.

**II. Coalition Updates on Site Identifications, EPA Approvals & Assessments-** Given by Mr. Loffman.

- a. Esmeralda – One project on going, Coaldale Junction (Former Truck Stop) Phase I is being completed some issues mostly resulting in some Phase Two work i.e., asbestos, lead paint and petroleum issues resulting from underground storage tanks used at the site. As we move along we will update you. That is the only project we have Esmeralda County. We will continue to look for other properties for assessment.
- b. Inyo- On the Mount Whitney Fish Hatchery Hart spoke recently about this one and it's essentially complete. We need some information from Sierra Nevada Conservancy and California Fish and Game. Sierra Nevada Conservancy is looking to take over ownership of this site from California Fish and Game; they are a state agency as well. As far as the transfer, they will be taken over the ownership in the interim, until they found another third party possibly Inyo County that would ultimately take over ownership.

PPG site is complete and is waiting for the completion of Mount Whitney Fish Hatchery because both of these sites require a Phase II assessment. McGinley & Associates will be doing that work in California since they have the appropriate certifications to do so.

Loffman then asked Hart to update the coalition on the status of the Amargosa Opera House. Hart proceeded stating he has not contacted the owner yet though the site is very promising in Death Valley Junction. There's some old mine tailings, the buildings are rather old and parts of the Opera house are not being used right now. One concave factor is the owner is elderly, they were looking into wither they should proceed, they decided to move forward. He states if the Coalition agrees he will contact the owner and see if they are interested in participating in the grant. The Coalition did agree and they will proceed with putting together the EAP form for that site and will try to get it included.

- c. Lincoln- McGinley & Associates with Bottenberg have completed Phase I and Phase II of the Pahrnat High School/Multi-Purpose Building. Baughman has identified several sites and has met with Bottenberg to discuss them about a month ago. They each had some homework to do and they plan on scheduling another meeting soon. Bottenberg was able to get a hold of Steve Hanson but he didn't have much information about the school. He will try a different angle because there's the *Amarito (unsure spelling)* Elementary and Panaca School.
- d. Nye- Pahrump Utility Company Phase I for the 19 individual sites that compose their water system was completed and submitted. We have not identified any other sites in Nye County. Loffman will contact Levi Kryder to see if there is anything we want to pursue because some additional funding is available.
- e. White Pine- McGinley & Associates was able to complete Phase I and II for the McGill Ball Park. BEC just submitted the EAP form to Noemi Emeric earlier this week for the White Pine Annex building. Bottenberg gave a run down, White Pine County Courthouse Annex building- two buildings connected by a walk way on the second story and a few other out lining buildings, formally the original courthouse. In the early 1900 hundreds it was made into other offices for the County after they built a new Courthouse. Possible issues are asbestos, lead paint and petroleum concerns. White Pine County is looking to either demo the buildings and put up new office spaces or renovate to update the offices. Once it's accepted by the EAP he's looking to get down there and get the Phase I started to see if they need a Phase II.

### **III. Program Schedule**

- a. Loffman will update the program schedule and send to Fanning for distribution to Coalition members. Due to a few new sites, Loffman has waited to push that out. Members should be getting that in the next few weeks after he receives feedback from EAP office on the new sites. Good news to report on the budget status, we have achieved our goal of completing a minimal of twenty Phase I's and nearly five complete Phase IIs. We met the objective with nearly \$120,000 left for additional assessment work and Phase II work. Great job everyone! Budget status sheet distributed with figures for reference. Big thanks given.

#### **IV. Program Communication & Information Sharing**

- a. Brownfields Website (TerraSpectra) -They are still in the process of putting the website together. Sometime next week Loffman will meet with Fanning to go over some questions to insure they put together the product we need. Feedback from the test pages has been received. After a little tweeking the website should be up and running shortly.

#### **V. Public Outreach**

- a. Draft Outreach Plans- Are completed from Good Standing and reviewed. Loffman will forward to Amy for review and distribution. They are set up with the same format and content for each Coalition County with some differences. Input is needed.

#### **VI. Area-Wide Planning**

- a. TerraSpectra Mapping- Draft Maps have been provided and they are being refined as information is gathered. Amy requested they be ready by next meeting in January due to Brownfields meeting next year.
- b. Discussion & comment on the draft Area Wide Plan- Goal is to get the Area Wide Plan out by my next meeting. The draft was distributed. Francesca Hsie did a recap/break down of the draft provided. She plans on adding a lot more pictures and requests photos of the Coalition's Counties for the History and Description Sections. Furthermore, she needs other County pictures for the County Section. Please review the Current Planning Section to make sure everything is addressed for your county and forward any comments to her. She will be scheduling meetings with each County for feedback and to discuss how to move forward. Fanning added this is a working document. Hsie can track changes and will do a comment matrix. Please contact her with questions or comments.

**VI. Quarterly Report Update-** Has been completed and Fanning will be sending that out.

#### **VIII. Institutional Control**

- a. Phase I ESA prior to tax foreclosure sale- BEC has talked with Nye County's DA Office, Tim Sutton. They are in the process to determine wither this is a possibility. First looking at this from a Nye County perspective, the DA's office will develop a draft to share with other County DA offices if feasible. It's a strong possibility due the nuisance fees and being able put a lien on properties; this could be similar to that process.

**IX. Open Discussion-** Eileen Christensen talked about the revolving loan fund that Mike Baughman had mentioned before the start of the meeting. She continued with the road trip idea to Joni Eastley and suggested getting a letter of intent/support from the Commissioners like the Coalition Grant. Christensen confirmed with Hsie that the MOA doesn't have to be in place until after the grant is awarded. Hsie can start drafting the letter of support and the agenda item if need be. The application is not complete yet but she can submit a summary or draft application. Baughman then agrees a summary would be adequate. He then suggests Hsie can write a draft letter with the right language describing the program then each county can put it on their

letterhead. From the letter they can move forward creating an agenda item. Christensen then mentioned to Hart the concern regarding California and Nevada financial regulations in terms of doing the revolving loan fund. Fanning did talk with Noemi Emeric from EAP about this concern and she discouraged crossing state borders due to the fact California already has a revolving loan available. Hart will talk to Emeric about sites using revolving loan fund. Fanning also reminded members about the Oakland Brownfields Conference and participation is needed. It's a great opportunity networking and a learning tool. Eastley reminds everyone that the grant pays for travel expenses as well and to please reach out to your Commissioners and supervisors of your county. Baughman will try to rally participation. Eastley is unable to make it because of BoCC meeting rescheduled for November 9<sup>th</sup>, due to elections. Eastley expressed her dismay in the lack of participation from other Elected Officials and asks Baughman input. He admits that these matters have been delegated and continues with some Commissioners are being termed but Paul Matthews might step up. Loffman mentioned he has continued to reach out to Esmeralda County and Eastley expressed the areas technical difficulties with cell service etc. Christensen and Loffman talked about the Assessor Ruth Delee from Esmeralda County being great to work with and accessible, perhaps a good point of contact moving forward. Concluding- with a reminder from Hsie requesting comments and pictures for the draft for Area-Wide Planning.

**X. Next Meeting**

a. Date, Time and Venue- TBD, Emeric will be attending the next Quarterly meeting in January in Pahrump. Fanning would like to keep the date open depending on Emeric's schedule. Also requested was to have the maps done before then. It was discussed to keep Eastley involved in process to its completion even though she will be out office, all agreed.