

**Rural Desert Southwest Brownfields Coalition  
and  
Brownfields Revolving Loan Fund Program**

Quarterly Meeting- Minutes  
April 25, 2014 1:30 PM – 2:30 PM  
Teleconference

**Attendance:** Dominic Pappalardo-Esmeralda County  
Elaine Kabala - Inyo County  
Joshua Hart – Inyo County  
Eileen Christensen – BEC Environmental  
Jennifer Hill - BEC Environmental  
Darrell Lacy – Nye County  
Amy Fanning - Nye County  
Levi Kryder – Nye County  
Jim Garza- White Pine County  
Nova Blazej- EPA

**Acronyms:** BOCC – Board of County Commissioners  
CEDS- Comprehensive Economic Development Strategy  
NRHA- Nevada Rural Housing Authority  
EPA – Environmental Protection Agency  
GSA – General Services Administration  
MOU – Memorandum of Understanding  
NDEP – Nevada Division of Environmental Protection  
RFP – Request for Proposals  
TAG – Technical Assistance Grant  
RLF- Revolving Loan Fund  
SHPO- State Historic Preservation Office  
NHPA- National Historic Preservation Act

**I. Introductions-** roll call.

**II. Coalition Updates on Site Identifications, EPA Approvals & Assessments-** given Eileen Christensen From BEC

a. Esmeralda

1. None this quarter- Nothing recent is going on. Pappalardo expressed concerns about low income housing. He prefers worker housing for Goldfield. Pappalardo will talk with Eddie Hoyt from Rural Nevada Housing Authority and Christensen more in detail.

b. Inyo-

1. Mt. Whitney Fish Hatcher Phase II Environmental Site Assessment- Awaiting a decision from CA Fish & Wildlife- no updates available.

2. PPG Bartlett Phase II Environmental Site Assessment – Phase II complete, cleanup plan bid under review- Discussion with Amber Foundations look good. They are considering buying the property rather than doing the redevelopment. The cleanup plan should be done in the next five months and receiving great feedback. Kabala offers connections and she appreciates the hard work.
- c. Lincoln
1. None this quarter- nothing to report
- d. Nye
1. Tonopah Airport: FAA/FBO Building - Sampling and Analysis Plan approved, sampling scheduled for April 8, 2014- Might be the first RLF project. (recording was unclear regarding Phase II)
- e. White Pine
1. Central Ely School Evaluation – Site on hold to make sure we finish up what is on the books.
  2. Ely Grade School Evaluation – Site approved by EPA- NRHA is interested in redeveloping this site for alternate housing. This site is on hold.
  3. McGill Library Phase II – On hold pending funding- The Sampling and Analysis should be done in the next month. Blazej asked for clarification. Christensen explained there were some funding concerns.

### **III. Program Schedule-**

- a. Updated progress schedule – Will be updated in Quarter 10 with activities under Change Order 1.
- b. Budget status- Budget reviewed. (Audio unclear) Christensen asked if the Coalition agreed with moving forward on the Ely Grade School project with the available funding. Garza joined meeting and Christensen recapped discussion. Garza expressed concerns regarding spending funding on this project and gave his insight on the prospective parties involved. (Eddy and George) Christensen will reach out to Eddy and see if he has something in writing. Garza mentions a possible new project, Broadband Park. He gives some history regarding old oil tanks that were discovered after the city did some digging. Christensen said there might be funding for a Phase I. Garza states it's best to talk with the city and see for sure what their plans are moving forward. Christensen asks coalition is there any other sites to consider. Fanning states no, not at this time. Christensen says there is still funding for Cleanup and Reuse planning.

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

- a. Website updates – Coordination with TerraSpectra Geomatics, updated information including Phase I and II reports being added to website- no discussion

**V. Public Outreach**

**VI. Area-Wide Planning**

- a. Draft Area-Wide Plan – Draft sent to Counties for review 4/15/14 – Hill asked Pappalardo if he liked the photo used for Esmeralda County on the website. BEC will send him another link. Christiansen asks if the Area-Wide Planning should be taken to the boards. Kabala states Inyo County would like to. Timeline established as Mid May. Hart was asked if he finished comments for the Area-Wide Plan. He had sent photos to Hill with no comments. BEC will email the draft for review. Fanning suggests sending out the final to all members. Garza will present to his board in May.
- b. Draft Outreach Plan – Draft sent to counties for review 4/15/14- Christensen stated to please make sure all media contacts are current.

**VII. Quarterly Report Update – no discussion**

**VIII. Institutional Controls**

- a. Nye County- (Audio was unclear)
- b. Inyo County – Kabala explained their stand point. The GIS layer would be more effective for them than an ordinance. During the next appropriate grant cycle in September they will look in developing the GIS layer. Christensen asked Blazej about possible state funding. Blazej was unsure at this time. Christensen said if Kabala could get some figures together maybe some funding from this grant can be used. (audio was unclear) Another teleconference was discussed to happen after this meeting.
- c. Esmeralda, Lincoln, and White Pine – Representatives working with County District Attorney's to develop Institutional Controls which are appropriate for their area- Nye County Institutional Control to be used as a template upon completion- No discussion

**IX. Revolving Loan Fund**

- a. Las Vegas May 28, 2014 – Workshop designed for redevelopment practitioners – Fanning states it's very important to attend. Blazej will be attending. Fanning promotes the workshop further. Garza won't be able to attend but he will invite others from his county. Hart asked for more details. Blazej gives highlights of the workshop which will include how to handle Brownsfield redevelopment projects, funding options, other resources available and legal aspects. Blazej mentions the location of conference is at Symphony Park which is redevelopment property (old railroad yard). Christiansen will give a presentation regarding work the Coalition has done. Not on Agenda- Blazej shared details about SHPO and the National Historic Preservation Act. She explains the compliances regarding federal funding specifically regarding Phase II sampling. The Coalition is the grant recipient but EPA has the government responsibility to comply with the National Historic Preservation Act. EPA is developing their process to spend more time and resources when potential damage could be done to historical properties. Blazej met with Christiansen and Fanning to discuss two of sampling activities. She continues with EPA has the authority of federal regulations to determination that the activities will not be harmful to the historic properties. That will be the

determination they are making for the top soil, lead and asbestos sampling. Some discussion on the McGill Park and Tonopah Airport and redevelopment of these properties. Blazej explains that same sampling can be more invasive than just the scraping for lead or asbestos. The Coalition can make a decision on how to communicate with SHPO and perhaps a traveling Historic Preservation Officer. In the case of the lead and top soil sampling EPA will write a memo to their file indicating these tests are safe for the historic property. A more involved process will be implemented during the clean up planning with NHPA.

- b. RLF Webinar “federal fine print” rescheduled to sometime in June- no discussion

**X. Open Discussion**

**XI. Next Meeting**

- a. Date, time and venue- July 25, 2014, same time and same place.

**XII. Actions Items-** Christiansen will call Kryder and Fanning back to discuss the GIS Layer and then Christiansen will touch base with Kabala. Christensen will forward all comments received regarding Final Area Wide Plan to Fanning for distribution to the counties for presentation to their perspective boards.