

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

Quarterly Meeting- Minutes

December 19, 2014 1:30 PM – 2:30 PM

Teleconference

Attendance:

Elaine Zimmerman – Lincoln County
Elaine Kabala - Inyo County
Levi Kryder - Nye County
Julie Carlo – Nye County
Joni Eastley – Nye County
Amy Fanning- Nye County
Eileen Christensen – BEC Environmental
Jennifer Hill - BEC Environmental
Jim Garza – White Pine County

Acronyms:

BOCC – Board of County Commissioners
DTSC – Department of Toxic Substances Control
EPA – Environmental Protection Agency
ESA- Environmental Site Assessment
FAA – Federal Aviation Administration
GIS- Geographic Information Systems
IC- Institutional Controls
MOA- Memo of Agreement
NDEP – Nevada Division of Environmental Protection
NEPA – National Environmental Policy Act
NHPA- National Historic Preservation Act
NRHA- Nevada Rural Housing Authority
RFQ – Request for Quote
RFP – Request for Proposal
RLF- Revolving Loan Fund
SAP- Sampling and Analysis Plan
SHPO- State Historic Preservation Office

- I. **Introductions** – were made. Some discussion about the Memorandum of Agreement (MOA) originals and distribution to appropriate parties. Eastley will distribute to the Clerk and three other coalition counties.
- II. **Successes and Challenges over the Past Quarter**
 - a. Inclusion of two additional sites for Phase I Environmental Site Assessments (ESA) – Both sites were approved by the Environmental Protection Agency (EPA). Delays were discussed regarding the Nye County Public Works Buildings. Obtaining history on how

the property ownership was transferred proved to be challenging. Dave Fanning, Nye County Public Works Director, asked for additional information regarding the mining claims on this site. An old mine shaft had opened up and concerns were expressed regarding construction on this site. BEC researched existing mining claims with the Recorder and Assessor offices. Christensen mentioned the modified Phase I work can be incorporated under the brownfields funds. Hill talked about Church Square Parking Lot in Inyo County, California and the building being included in the Phase I ESA. The large parking lot was part of the former school yard and the city hoped to redevelop it. They have invested in a revitalization project for the adjacent street to include sidewalks and pine parks. Hill also covered the PPG Bartlett Plant. The current owner had been working with an art studio and doing some amazing projects with the silos. There were a few complications moving forward regarding costs of cleanup. However, Christensen was working on solutions.

- b. Receipt of comments on the Ely Grade School Sampling and Analysis Plan (SAP). Comments were addressed and are pending approval by EPA- Garza recapped White Pine County sites for the coalition. He highlighted the McGill Ball Park being one of the oldest ball parks in Nevada. He mentioned the contaminates on the site were lead-based paint, asbestos, and some transformers that needed to be removed. NDEP paid for the abatement. A brief encounter at the 2013 Brownfield Conference in Atlanta, Georgia led to some success with this site. This project still needed some work but is coming along nicely. Garza mentioned the McGill Library site had been donated to White Pine County, thanks to information obtained from the Phase I and II ESAs. The NDEP approved funds for the abatement and the Senior Center will be moving in after the inspection and conceptual plan is done. There will be options for non-profit organizations and cooperatives to lease the building as well. He continues with the Ely Grade School site. NRHA is working with the owner on making it a senior complex.
- c. Continued coordination with Inyo County and the California Department of Fish and Wildlife to continue assessment and cleanup planning for the Mt. Whitney Fish Hatchery- Hill recaps progress with the Mt. Whitney Fish Hatchery. She described the site as a German like building with beautiful trout ponds. It was currently being maintained by a non-profit group and owned by the California Department of Fish and Wildlife. BEC was working on a transfer of ownership which can be complicated. Some discussion regarding outside funds being used to help these projects.

III. Assistance Requested from EPA

- a. Nova Blazej (EPA Region 9) has been invaluable for providing guidance on a variety of grant-related issues this quarter including:
 - 1. Coordinating the approval of the hazardous waste forms for the Church Square parking lot in Bishop, California, and the Nye County Public Works Building 1 & 2 sites in Tonopah, Nevada.

2. Providing assistance/ guidance in working with Inyo County on the Mt. Whitney Fish Hatchery Memorandum of Understanding- Christensen talked about the step by step process to get ownership transferred from Fish and Wildlife to anon-profit agency, which can then be transferred to Inyo County for grant funding.

IV. Updates by Task

a. Task 1: Conduct Inventory, Site Selection and Site approval

1. Eligibility evaluation checklists were completed for two sites in Nye County (Public Works Buildings 1 and 2), and one site in Inyo County (Church Square parking lot)

b. Task 2: Quality Assurance and Environmental Site Assessments (ESAs)

1. Church Square parking lot Phase I ESA to be completed by December 30, 2014.
2. Nye County Public Works Buildings 1 & 2 Phase I ESA to be completed by December 30, 2014.
3. Responses to all comments from EPA on Ely Grade School SAP have been submitted.

c. Task 3: Cleanup and Reuse Planning

1. Tonopah Airport FBO building- Christensen states there were challenges with the building. The FAA might have some cables underground. She mentioned some additional disclosures might be needed.
2. Mt. Whitney Fish Hatchery- is getting some advance reuse planning with MOA being worked on- Kryder mentioned this site might need funding for cleanup from the RLF program after the Phase II has been done.

d. Task 4: Area Wide Planning

1. Area Wide Plan was added to the RDSBC website- Christensen said Mineral County likes the format and would like to participate. Final maps will be distributed by TerraSpectra.

e. Task 5: Project Management and Planning

1. Draft Final Summary Report reviewed and approved by County Commissioners for all five member- Counties. Report to be finalized and submitted to EPA by Nye County.

f. Task 6: Community Outreach

1. RDSBC had been contacted by the Nevada Association of Counties and EPA for success stories relevant to specific brownfield projects.
2. A final review of the RDSBC website was conducted and revisions were completed.

3. Maps showing sites assessed under the 2011 RDSBC Grant were completed; one for each County and a Coalition map were produced.
4. Presentation topics submitted for the EPA 2015 Brownfields Conference to be held in Chicago, IL in September 2015.

g. Task 7: Institutional Controls

1. Nye County Brownfields Ordinance- Christensen explained how the ordinance can help with possible brownfields properties before they get sold at county tax sales. Christensen used the Coaldale site as a reference to why the ordinance is an important tool. She suggested doing an educational session with property owners. More discussion about the cleanup cost for PPG Bartlett site.
2. Inyo County Building Permit Checklist.

V. Financial Status by Task and Cumulative Expenditures to Date

- a. See attached budget spreadsheet.

VI. Revolving Loan Fund (RLF)

- a. Tonopah Airport FBO Building – Application for funding has been approved and cleanup funds are being allocated- Fanning confirmed \$400,000 will be loaned at 3 % interest rate. Carlo will be the administrator for the RLF. Garza asked what the building would be used for. Christensen explained FBO stands for Fixed Base Operator for the airport. Other leverage funds ruled out by coalition for this site.
 - i. Documents under review for the site included the Analysis of the Brownfields Cleanup Alternatives and Cleanup Plan, and the SAP.
 - ii. State Historic Preservation Office (SHPO) had required a historic review of the site to determine impacts of the demolition of the building on the site.
 - iii. Kautz Environmental had been subcontracted to assist with SHPO required reporting.
 - iv. Historic site review will be finalized pending the completion of Public Works Department redevelopment plans.
- b. Discussion on NEPA review for RLF projects.

VII. 6-County Coalition Grant Discussion

- a. New Grant Timeline.
 - i. Cooperative Agreement between EPA and Nye.
 - ii. MOA development and signature by member-counties.

iii. Brownfields RFP and negotiations with selected contractor- Kryder shared his conversation with Blazej about extending existing contracts under the new grant. Blazej stated it would not be possible, that a RFP or RFQ would be needed. Then the next day she informed Kryder the procurement regulations would be changing on December 26, 2014. There might be a possibility to extend the contracts now. Fanning stated she was making some changes to Nye County's policy within the Purchasing Department. Kryder said a RFQ will be ready to go either way. Garza asked about other applicants for the grant RLF. He suggested recruiting help from a Co-Op to do something with food and brownfields.

b. Chicago 2015 National Conference and RLF educational opportunities.

VIII. Open Discussion- Eastley gave some detailed history on successful brownfields projects and government entities working together. (Pink Motel) Discussion about a Sierra Pacific site becoming a possible property for a farmers market in Tonopah. EPA database will be researched by Christensen. Christensen also suggested to the coalition members to "Link in" with EPA profiles. She has learned about other opportunities and programs this way. Garza mentioned hydroponics facilities on brownfields sites could be successful.

IX. Next Meeting

a. Date, time and venue- Not mentioned on the recording.

X. Actions Items