

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

Quarterly Meeting- Minutes
June 11, 2015 1:00 PM – 2:30 PM
Teleconference

Attendance:

Lisa Hanusiak- Environmental Protection Agency (EPA) Region 9
Joni Eastley – Nye County
Levi Kryder – Nye County
Mary Dawn Zlotek - Nye County
Elaine Kabala - Inyo County
Nancy Boland – Esmeralda County
Cory Lytle – Lincoln County
Jim Garza- White Pine County
Mary Ellen Giampaoli – MaryEllen C. Giampaoli, Environmental Compliance Specialist
Eileen Christensen – BEC Environmental, Inc. (BEC)
Jennifer Hill - BEC

Acronyms:

APE – Area of Potential Effect
CDFW – California Department of Fish & Wildlife
EPA – Environmental Protection Agency
ESA – Environmental Site Assessment
MOU – Memorandum of Understanding
NRHA- Nevada Rural Housing Authority
RDSBC – Rural Desert Southwest Brownfields Coalition
RLF- Revolving Loan Fund
RNDC – Rural Nevada Development Corporation
SAP – Sampling and Analysis Plan
SHPO- State Historic Preservation Office

- I. Introductions-** Roll call and greetings.
- II. Brownfields Program Background -** The Rural Desert Southwest Brownfields Coalitions (RDSBC) Team reviewed elements of the Brownfields Program from the Five County Coalition and the addition of Mineral County for the Six-County Coalition. Eric Hamrey (Mineral County) had e-mailed to apologize that he could not attend, as he was addressing the emergency in Hawthorne associated with a recent tornado and flooding.
- III. EPA Site Visit**
 1. Lisa Hanusiak will be touring Brownfield sites throughout Nye County from June 15 – 17, 2015. Discussion ensued on her itinerary and points of interest in Pahrump, Beatty, and Tonopah.
- IV. Previous Site List –** Group discussion on each site was as follows:

1. Esmeralda County – Coaldale: There has been some interest in the Coaldale site by an individual who is interested in the potential to mine lithium and/or maintain mining equipment on the property. BEC was contacted by the property owner to provide a copy of the Phase I and Phase II Environmental Site Assessments (ESA).
2. Inyo County – Mt. Whitney Fish Hatchery: A Memorandum of Understanding (MOU) is being developed between the Sierra Nevada Conservancy, the California Department of Fish and Wildlife (CDFW), and Inyo County in order to transfer ownership of the property, allowing it to continue through assessment and redevelopment.
3. Lincoln County – Pahrangat High School Multi-Use Building: A Phase I ESA, Sampling and Analysis Plan (SAP), and Phase II ESA were conducted on the property by the RDSBC. The Lincoln County School District allocated funding from their organization to perform abatement and renovation activities and is currently using the facility.
4. Nye County - Tonopah Airport FBO Building: The site is being cleaned up through the Nevada Rural Brownfields Coalition Revolving Loan Fund (RLF). The EPA is coordinating with the State Historic Preservation Office (SHPO) to identify the site's Area of Potential Effect (APE) prior to the demolition of the current FBO building. Upon demolition, a new building has already been identified to replace the current building. This RLF will be the template for future Brownfields funding initiatives.

Public Works Buildings: A Phase I ESA was performed on the buildings in December 2014. The site is an ideal candidate for being split into sections for Phase II assessment. Major issues with mold exist in the former Road Department Office leading to the building being declared unsafe to enter.

5. White Pine County – McGill Ballpark: The County is having difficulty finding a contractor to complete refurbishment of the park. All activities related to cleanup and remediations have been completed.

McGill Library: Jim Garza mentioned the building was assessed through the RDSBC, the State of Nevada is funding the cleanup activities, and the Town of McGill is considering reusing the facility to house non-profit companies or for other community-related purposes.

Ely Grade School: Coordination with the Nevada Rural Housing Authority (NRHA) is ongoing. The Phase I ESA has been completed and the SAP has been approved. Additional assessment work and coordination with NRHA and SHPO may be required due to both the building's age, and the intended end use as an assisted living facility.

V. Proposed Sites

1. White Pine County has two proposed sites:
 - i. The McGill Market site was a car dealership. The current owners live out of state and are not interested in redeveloping or improving the property. The County is looking at acquiring the site through tax foreclosure. There was a

mechanic shop on-site as well as an oil burner. The building is located along the highway and the community would like to see it redeveloped. Along with a Phase I and Phase II ESA, the building may require a structural inspection to determine its stability.

- ii. The City of Ely operates the local Landfill which will require expansion soon. The property adjacent to the landfill is occupied by an old mill site with visible issues including transformers located on the ground with visible cracks. The site will need to be assessed prior to any landfill expansion.

2. No other counties identified sites at this time.

VI. Potential Sites

1. Garza identified a possible former gas station in Ash Springs in Lincoln County that may require assessment before it can be redeveloped. The current owner is Brian Reed. Lytle confirmed the site exists and that it would be an excellent site for inclusion in the program. Garza offered to facilitate communications by contacting Reed to explain the program, and make introductions to Lytle.
2. The Rural Nevada Development Corporation (RNDC) was identified by Eastley as a potential partner for site identification and redevelopment. The RNDC is known as the “lender of last resort” when a business owner is turned down by conventional lending institutions. They have a very successful track record in Ely, NV and have no geographic restrictions in the state of Nevada. They work with business owners to ensure loans are able to be repaid, and have a very high success rate of loan repayment and business success. She will discuss the opportunity for the RDSBC to partner with RNDC with its chairman, is Ferrel Hansen. She will also discuss the opportunity with the NRHA.
3. Garza noted other sites to consider may include sites that would link Brownfields to drought issues; any project with a reuse that would address drought through remedies such as water storage or grey water reuse would allow the RDSBC to leverage additional funding for redevelopment of the site.

Kryder mentioned the Bureau of Reclamation has a Landscape Cooperative Initiative that looks for projects in drought stricken areas and identifies resources to assist those areas. Nye County Water District has had projects funded through the Initiative.

Garza asked if an entity operating a sewer system needed a Phase I or Phase II in order to complete upgrades to the system or to allow the system to be altered to allow for grey water collection and reuse, could the project be eligible for Brownfields assessment funding. Also, if a facility had water leaving a facility with a water quality issue, would the RDSBC be able to fund assessment of the site and the equipment needed to address the water quality issue? Kryder clarified Brownfield status is applied to a property; while equipment would not be able to be funded, the project assessment may be funded, subject to the site qualifying for the program.

Additional projects to consider were noted by Garza and Eastley and included crop production, and food programs for schools. Garza noted working with these projects and with universities would allow for additional funding to be leveraged. Christensen added that the NEXUS program, funded by the National Science Foundation, encompassed all institutions in the Nevada System of Higher Education and focused on the nexus between solar energy, water, and the environment. Part of the program included working with the public sector and private industry, which could provide an opportunity for the RDSBC to work with NEXUS on projects and sites.

Eileen asked if EPA still has access to, and can provide the RDSBC with, a grant database listing alternate funding sources that are available to Brownfields grantees. Hanusiak said she thought the database was still available and she would look into it.

VII. Continuation of Work

1. EPA has comments from their attorney on the Historic Evaluation for the Tonopah Airport FBO Building and will be forwarding that document to SHPO upon completion of review of the comments.

VIII. Updates

1. White Pine County noted the Area Wide Plan will be a useful development tool, although they have not had the opportunity to fully utilize it yet.

IX. National Brownfields Conference

1. Travel scholarships were discussed and Hanusiak asked for information from any county that wanted to attend but that had questions regarding the reimbursement timeline for travel costs. She would like as many counties to be able to attend as possible. Christensen said Hill would send an email requesting information for sites which counties would like to have included on the 2015 National Brownfields Conference webpage.
2. Representatives attending included Kryder, Eastley, Zlotek, Christensen, and Hill. Garza, Lytle, and Kabala would check to see if their county would be sending a representative.

X. Next Meeting

1. Boland requested the next meeting date poll be sent out a little earlier due to everyone's busy schedule. Christensen noted a poll would again be sent and more notice would be given. Hill stated the next meeting would be in September and it would be a good opportunity to meet after the 2015 National Brownfields Conference and discuss opportunities and ideas gathered at the Conference.

XI. Actions Items- none mentioned.