

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

Quarterly Meeting- Minutes
September 10, 2015 1:00 PM – 1:30 PM
Teleconference

Attendance:

Joni Eastley – Nye County
Mary Dawn Zlotek - Nye County
Elaine Kabala - Inyo County
Josh Hart – Inyo County
Eileen Christensen – BEC Environmental, Inc. (BEC)
Jennifer Hill - BEC

Acronyms:

EPA – Environmental Protection Agency
ESA – Environmental Site Assessment
LUST – Leaking Underground Storage Tank
RDSBC – Rural Desert Southwest Brownfields Coalition
RLF- Revolving Loan Fund
RNDC – Rural Nevada Development Corporation
SHPO- State Historic Preservation Office
UST – Underground Storage Tank

I. Introductions- Roll call and greetings.

II. Potential Sites –

- a. The list of potential sites located in Lincoln County, identified by Intertech Services Corporation, was discussed. Meeting participants agreed the sites would be researched further to determine eligibility, and the property owners would be contacted to determine their level of interest in participating in the Rural Desert Southwest Brownfields Coalition (RDSBC) Brownfields Program. As additional information becomes available, Hill will provide updates to the RDSBC members.
- b. The additional sites identified were discussed along with the next steps to take for each site.
 1. The Babbitt Houses in Tonopah, NV are still being assessed by the Air Force. Reports completed by the Air Force are necessary to determine if a Phase I Environmental Site Assessment (ESA) or Phase II ESA will be necessary. Eastley stated she would follow up with the Air Force regarding the status of environmental reports.
 2. The NV Energy Substation in Tonopah, NV had liability concerns raised by NV Energy and Nye County. The Environmental Protection Agency (EPA) will need to be consulted regarding assessment of liability for contamination at the site if

NV Energy agrees to donate the property to Nye County or the Town of Tonopah.

3. The Former gas station in Ash Meadows, NV may qualify for remediation through the Leaking Underground Storage Tank (LUST) Trust. Research will be done to determine if this program will be available for use for the site.
4. The Chevron Station in Ely, NV does not qualify for the program due to the fact that it is an active gas station, with no proposed change in use for the site.
5. The Tonopah Senior Housing Site in Tonopah, NV had a Phase I ESA completed. The Phase I ESA did not recommend a Phase II ESA. The independent senior housing facility is still planned, although the Nye Regional Medical Center is now closed.
6. The Mineral County Public Works Yard underground storage tank (UST) overflow caused by storms and flooding in the area is expected to be covered under the LUST Trust. Research will be done to determine if the site is registered with the Trust.

III. On-Going Work

- a. Phase II ESA sampling activities at the Ely Grade School have been completed. It is expected that all laboratory reports will be received by September 11, 2015, and the Phase II ESA report will be completed by the end of September 2015.
- b. The Nevada State Historic Preservation Office (SHPO) returned comments to EPA on the Tonopah Airport FBO Building Historic Evaluation. A meeting was held with EPA, the Nevada Division of Environmental Protection, and Nye County representatives to discuss SHPO's comments. EPA will be requesting a meeting with SHPO in the next one to two weeks to address those comments in an attempt to expedite the review process.

IV. Updates

- a. Nye County met with the Rural Nevada Development Corporation (RNDC) to discuss working together to identify sites to be assessed under the RDSBC, cleaned up under the Revolving Loan Fund (RLF), and redeveloped using RNDC loans. The RNDC has a board meeting scheduled in September and Eastley said she would request information on any sites that may have been identified by RNDC.

V. National Brownfields Conference

- a. The 2015 National Brownfields Conference was held September 2-4, 2015 in Chicago, IL. The Conference was attended by Eastley, Zlotek, Kabala, Christensen, and Hill. Each attendee was able to gather some useful information, but all felt more educational sessions related to the Brownfields Program, leveraging funding, and training sessions for beginners to the Program would have been appreciated. Many of the sessions dealt with site-specific case studies that did not apply to sites outside the geographic region the case study was located in. Christensen mentioned EPA had expressed interest in holding a tri-

region conference that would allow for more region specific training and more educational sessions.

VI. Financial Status by Task and Cumulative Expenditures to Date

- a. See attached budget spreadsheet.

VII. RLF

- a. Activities at the Tonopah Airport FBO Building are on hold pending a meeting with EPA and SHPO to discuss SHPO's comments on the Historic Evaluation.

VIII. Open Discussion

- a. No additional discussion occurred.

IX. Next Meeting Date

- a. Eastley requested future meetings start at 1:15 or 1:30 pm to allow for time between lunch and the meeting start time. All attendees agreed to this change. The next meeting will be tentatively scheduled for the first or second week in December 2015 at 1:30 pm.

X. Actions Items

- a. Items to be emailed included:
 1. BEC will email information gathered by Intertech Services Corporation on the sites in Lincoln County, NV to the RDSBC email distribution list.
 2. Eastley offered to follow up with the Air Force regarding the Babbitt Houses, and will discuss potential sites with the RNDC.
 3. BEC will work with Eastley to contact EPA regarding liability concerns at the NV Energy Substation.
 4. BEC will conduct research to determine if the Ash Meadows site and the Mineral County site are eligible for LUST Trust funds.
 5. BEC will email a copy of the EPA/SHPO meeting agenda to Eastley and Zlotek.
 6. BEC will email a copy of 2015 UST Regulations, proposed EPA rules regarding Emissions at Municipal Solid Waste Landfills, and a link to the 2015 Brownfields Federal Program Guide to the RDSBC email distribution list.
 7. BEC will forward a copy of the Work Plan and a budget breakdown by task to Kabala.
 8. The budget spreadsheet will be reviewed by Zlotek and Hill. BEC will email the final budget spreadsheet for Quarter 3 to the RDSBC email distribution list.