

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

Quarterly Meeting- Minutes
January 14, 2016 10:00 AM – 11:00 AM
Teleconference

Attendance:

Joni Eastley – Nye County
Mary Dawn Zlotek – Nye County
Elaine Blackham – White Pine County
Cory Lytle – Lincoln County
Nancy Boland – Esmeralda County
Josh Hart – Inyo County
Eileen Christensen – BEC Environmental, Inc. (BEC)
Jennifer Hill – BEC
Rachel Schlick – BEC

Acronyms:

BLM – Bureau of Land Management
EPA – Environmental Protection Agency
MOU – Memorandum of Understanding
NDEP – Nevada Division of Environmental Protection
NIAS – Nevada Institute for Autonomous Systems
RDSBC – Rural Desert Southwest Brownfields Coalition
RLF - Revolving Loan Fund
UAV – Unmanned Aerial Vehicles

I. Introductions- Roll call and greetings.

II. General

1. County Commissioner/Supervisor presentations - Presentations were given by Eastley, Hill, and Christensen. Each attendee felt the meetings went well, and speaking with department heads, treasurers, planners, assessors, commissioners and supervisors was an effective method of requesting support and information.
2. Draft Area Wide Plan update - The status of the draft Area Wide Plan was discussed and Eastley recommended sending a draft to all Coalition members. BEC agreed to send a draft by January 29, 2016.
3. Draft Communications and Outreach Plans update - BEC sent draft outreach plans to Coalition members and had received comments from Eastley and Boland. Hart informed the attendees the corrections would be sent by January 15, 2016. Lytle commented the Lincoln Commissioner contact needed to be updated. Blackham will send corrections. No comments had been received from Eric Hamrey.
 1. There was a discussion of Rural Desert Southwest Brownfields Coalition (RDSBC) newspaper notices. BEC informed attendees the Lincoln notice was

pending cost estimates and would send a draft notice to the other Counties to review and recommend changes specific for their County.

4. RDSBC website updates - Mineral County information was confirmed and the website was to be updated by January 30, 2016. Updated resource maps will also be completed by January 30, 2016.

III. Updates by County

1. Inyo County

- a. Mt. Whitney Fish Hatchery - Kevin Carunchio (Inyo County Administrator) delivered the Memorandum of Understanding (MOU) to the California Department of Fish and Wildlife. Christensen suggested next goals would be to complete a Phase II Environmental Site Assessment (ESA) and to develop property.
- b. PPG Facility - Tani Tatum requested a copy of documents generated for the site but had not notified BEC of her preferred delivery method. Christensen will reach out to Tatum and Hart agreed to assist, if necessary.
- c. Wye Road in Bishop, CA - BEC has spoken with the property owner and provided the list of questions in the eligibility evaluation form. The owner plans to use a portion of the site as a courthouse, and the State Judicial System may schedule a Phase II ESA. A response from the State regarding the status of any assessments they are conducting on the site was pending.

2. Esmeralda County

- a. Coaldale update - A message was left with the Public Administrator regarding this property. Eastley agreed to follow up with the Public Administrator and email Boland with all information.

3. Lincoln County

- a. Gem Theater in Pioche, NV - Commissioner Donahue is contacting owners to determine interest.
- b. New RDSBC liaison - Katsche sent apologies for being unable to attend.
- c. Del Pueblo Truck Stop in Alamo, NV - BEC agreed to follow up with contact next week regarding assessment and redevelopment.
- d. Not on agenda: Lytle agreed to stay in touch with Nick Carter of Pioche Mill. Hill advised the property has undergone clean-up through the Nevada Division of Environmental Protection (NDEP), and the NDEP Bureau of Corrective Actions had been contacted to provide further details. Lytle explained the cyanide tailings from the breached pond passed through privately and Bureau of Land Management (BLM) held lands. All three properties affected had the discolored

soil removed. Test results indicated samples did not contain dangerous levels of contamination. The tailing pond was rebuilt, but the buildings and facilities were not remediated. The second privately held property was a planned residential subdivision north of Pioche Mill. The property owner had complained stained soil was affecting his ability to sell the lots. The owner of this property, Jim Vincent, had an agreement with the Mill for the property to be cleaned up. Mike Baughman had been contacted in the past by the property owner with complaints about potential contamination.

e. Not on agenda: Lytle located a potential new property at Y Junction near Panaca and agreed to contact property owners.

4. Mineral County - Eric Hamrey (Public Works) was not in attendance.

a. Cinema Building in Hawthorne, NV - Eastley submitted the eligibility form to the Environmental Protection Agency (EPA) on December 30, 2015. The building will go to tax auction late March 2016. Hill informed the attendees the EPA has requested a signed letter indicating when the facility was locked to prevent public access. Chris Nepper (Mineral County Treasurer) was researching the date and would generate a letter.

b. YCAC Building in Hawthorne, NV - If the ownership of the YCAC building, which was currently held by Mineral County Parks and Recreation, could be transferred to the YCAC organization as an eligible non-profit, the site may become eligible for assessment. It was noted Barbara Owens (Mineral County Parks and Recreation) was also starting a Boys and Girls Club in Hawthorne; there may be an opportunity to leverage the formation of the Club to have the site assessed.

c. Teleconference with Shelley Hartmann - The unmanned aerial vehicle (UAV) industry is showing renewed interest in the Babbitt site, which has potential to be developed for UAV testing through Nevada Institute for Autonomous Systems (NIAS). The NIAS wants a north-south corridor across Nevada for UAVs to travel. Hawthorne had the largest number of drone sites in the US; Union Pacific is working on rebuilding the railway from Hawthorne to the south, which may open opportunities to small mines in the area that would benefit from proximity to transportation. The Babbitt site was formerly an Army base, and is automatically considered contaminated; as such the County is unable to access New Market Tax Credit funding for economic development. Christensen will contact Hamrey regarding this site and potential eligibility.

d. Not on agenda – Eastley recommended looking into Soper’s site at Montgomery Pass. There are multiple buildings on the site, including an old casino, cabins, and a restaurant. Hill will contact Hamrey for more information regarding this property.

5. Nye County

a. Nye County Public Works Buildings Phase II ESA - The site has been approved by EPA to have a Phase II ESA conducted. The cost for the Phase II and associated Sampling and Analysis Plan is to be developed by Broadbent.

6. White Pine County

a. Ely Grade School update - BEC has had issues contacting the property owner, George Chachas, to determine if he has been able to review the Phase II ESA, and if he has any questions. Blackham agreed to contact Chachas regarding the property.

b. BEC will contact Catherine Bakaric (White Pine County Treasurer) to compare the White Pine County Treasurer's Trust list developed by BEC to the list of properties expected to be at the next foreclosure auction in April or May 2016.

IV. Financial Status by Task and Cumulative Expenditures to Date

1. See attached budget spreadsheet.

V. Revolving Loan Fund (RLF)

1. Status of the Tonopah Airport FBO Building cleanup

a. Eastley informed the attendees the US Army and Sierra Nevada Group may be interested in redeveloping rather than demolishing the site. There was interest in developing a Telemedicine Center of Excellence to develop telemedicine protocols for use in the battlefield.

VI. Open Discussion

1. Eastley discussed a previous community revitalization project in Tonopah, the Tonopah Development Corporation, that utilized a Rotary redevelopment grant. This project identified properties that could be identified as nuisance properties and provided property owners the opportunity to clean up without the embarrassment of being declared a public nuisance. These projects were small, but generated a large visual impact on the community. This type of project could be adapted for the RDSBC as a community outreach mechanism.

a. Boland stated she could identify several properties in Esmeralda County that would be good candidates for this type of program.

b. Eastley stated she would locate the letters and forms used and forward them to BEC for delivery to the RDSBC representatives.

VII. Next Meeting

1. The next meeting was tentatively scheduled for Thursday, March 10, 2016 at 10 am, via teleconference.

VIII. Action Items

1. BEC will email the draft Area Wide Plan by January 29, 2016.
2. BEC will send the Brownfields newspaper notices to each County for review.
3. Eastley followed up on the Coaldale property.
4. Lytle will follow up with Nick Carter regarding Pioche - Ely Valley Mill and with the owners of the Y Junction site.
5. Blackham will follow up with George Chachas regarding contacting BEC to discuss the Phase II ESA for the Ely Grade School.
6. BEC will follow up with Eric Hamrey regarding the cinema building and the YCAC building.
7. BEC will follow up with the owners of the Del Pueblo truck stop and with Commissioner Donahue regarding the Gem Theater.
8. BEC will follow up with Catherine Bakaric regarding White Pine County tax foreclosure action property list.
9. Upon receipt from Eastley, BEC will email the Tonopah Development Corporation cleanup initiative letters to each RDSBC representative.