

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

Quarterly Meeting Minutes

June 9, 2016 1:30 PM – 2:30 PM

Inyo County Board Room, Inyo County Administration Building, Independence, California

**Attendees:**

Lisa Hanusiak – Environmental Protection Agency (EPA)  
Joni Eastley – Nye County  
Eric Hamrey – Mineral County  
Josh Hart – Inyo County  
Tom Schaniel – Inyo County  
Eileen Christensen – BEC Environmental, Inc. (BEC)  
Rachel Schlick – BEC

**Acronyms:**

EPA – Environmental Protection Agency  
ESA – Environmental Site Assessment  
NDEP – Nevada Division of Environmental Protection  
RDSBC – Rural Desert Southwest Brownfields Coalition  
RLF - Revolving Loan Fund

**I. Introductions - Roll call and greetings.**

**II. General Updates**

1. Draft Area Wide Plan Update – The status of the draft Area Wide Plan was discussed, including updating demographic data using American Fact Finder five-year averages to track demographic changes over the grant period for each member-County.
2. RDSBC Website Updates – The transmission and land status maps for Lincoln, Nye, and White Pine County were updated to include new transmission line information (Attachment 1). Contact information for member-County contacts was updated to reflect current representatives; Schlick agreed to have Schaniel’s contact information revised. Other website updates are scheduled to be completed by June 30, 2016. However, the planned updates did not include adding Mineral County brownfields sites. Schlick will work to identify a cost-effective way to publicize Mineral County’s brownfields sites on the RDSBC website.

**III. Updates by County**

1. Esmeralda County
  - a. Abandoned Motel and Dew Drop Inn, Silver Peak – The property management company for both of these properties and several others in Esmeralda County showed interest in the program. Schlick will keep the conversation going.

b. Coaldale – Eastley stated there has been little progress with the Ylst family over this quarter.

2. Inyo County

a. Wye Road in Bishop, CA – The Phase I Environmental Site Assessment was completed on May 2, 2016. Steven Joseph, property owner, indicated he was looking at selling the property and will use the Phase I during those negotiations.

b. Mt. Whitney Fish Hatchery – Schaniel disclosed there would be more interdepartmental meetings between Inyo County and California Department of Fish and Wildlife soon. There was discussion of the June 9, 2016 site tour coordinated by Schaniel and Hart.

3. Lincoln County

a. Pahrangat Valley High School Auto Shop – The Phase I Environmental Site Assessment was in development on June 9, 2016. The site visit was conducted on May 20, 2016. The Lincoln County School District was interested in remediation through the brownfields program, possibly through the Revolving Loan Fund. Christensen disclosed they were quoted \$25,000 for asbestos abatement during the initial fire remediation process.

b. Del Pueblo Truck Stop in Alamo, NV – The property manager indicated the property owner was not interested in the brownfields program at this time.

c. Y Junction – This property was not specifically discussed during the quarterly meeting.

4. Mineral County

a. Cinema Building in Hawthorne, NV – The Phase I Environmental Site Assessment was completed on April 21, 2016. The property sold at the Mineral County Tax Auction on April 22, 2016. The new property owner is interested in several reuse options. Schlick will contact the new property owner to explain the benefits of the Brownfields program.

b. School District Properties – Hamrey identified two potential brownfields sites and performed initial site reconnaissance. The first building is the former district office and administration building for Mineral County School District; the County is interested in reusing it as office space for the Juvenile Probation Department and District Attorney. The second building is the former 6<sup>th</sup> Street School; the County is interested in redeveloping this property as a retirement community. He indicated Mineral County School District was interested in gifting these two properties to Mineral County. He has been actively working both to educate County representatives on the importance of performing all appropriate inquiry in advance of property transfers and to encourage participation in the brownfields program. Hamrey agreed to continue meeting

with County and School District officials to encourage their participation in the brownfields program.

Schlick offered to draft a letter for Hamrey to distribute to County and School District officials explaining the financial risks associated with accepting gift property without performing all appropriate inquiry and the benefits of participation in the brownfields program. Eastley noted the 6<sup>th</sup> Street School redevelopment goals were similar to the redevelopment plans for White Pine County's Central Ely School, where brownfields funding was used for assessment and other federal agencies are coordinating to complete redevelopment as a senior assisted living facility. Hamrey noted the former school was listed on the State's historic registry. There was discussion of additional funding opportunities associated with this listing.

- c. Montgomery Pass – Hamrey visited the property after the last quarterly meeting and took several photographs depicting current property condition, including apparent dumping 400-500 yards behind the building. Schlick contacted the property management company for the property and provided a brief report highlighting the benefits of participating in the brownfields program. Schlick agreed to contact a former employee of the site.
- d. Not on agenda – Hamrey discussed the Isom properties adjacent to the former landfill. Schlick explained the property owners seemed interested in the program, but emails didn't seem to be reaching the recipients. Schlick agreed to continue following up over the telephone.

## 5. Nye County

- a. Nye County Public Works Buildings Phase II ESA – The Environmental Protection Agency's Quality Assurance Office provided conditional approval of the Sampling and Analysis plan on June 7, 2016. Broadbent and Associates were performing the requested revisions on June 9, 2016.
- b. Six-acre Sublease Property – The Phase I ESA was completed April 13, 2016. Developers interested in the property would like the Phase II ESA to be completed before they move onto the site. There was discussion about different funding mechanisms available to conduct Phase II ESAs. Schlick agreed to coordinate completion of the Phase II for this and other RDSBC brownfields sites.

## 6. White Pine County

- a. Ely Grade School – Continuing coordination with the Chachas family was being facilitated by Donna Bath over this quarter.
- b. Central Ely School – The site visit was conducted on May 19, 2016. The Phase I ESA was being finalized on June 9, 2016.

c. Hughes Parcels – The site visit was conducted on May 19, 2016. The Phase I ESA was in development on June 9, 2016.

d. Pearce Addition – The Nevada Division of Environmental Protection (NDEP) State Brownfields program conducted a Phase I ESA for these parcels using 128(a) funding. The Phase II ESA for these parcels was scheduled after June 30, 2016.

#### **IV. Financial Status by Task and Cumulative Expenditures to Date**

1. See attached.

#### **V. Revolving Loan Fund (RLF)**

1. Status of the Tonopah Airport FBO Building cleanup.
  - a. There were no updates for the property, but a decision on how to move forward will be made soon.

#### **VI. Open Discussion**

1. There was discussion of potential PV solar developments in Nye County and other rural areas in California and Nevada.

#### **VII. Next Meeting**

1. The next meeting was tentatively scheduled for **Thursday, September 8, 2016.**

#### **VIII. Action Items**

1. Schlick will update the demographic information in the Area Wide Plan to track changes to attribute to the brownfields program for each member-County.
2. Schlick will have Schaniel's contact information revised on the RDSBC website.
3. Schlick will research cost-effective ways to publicize Mineral County brownfields sites on the RDSBC website.
4. Schlick will contact the new owner of the Cinema Building to determine redevelopment goals.
5. Schlick will draft a letter explaining the liability risks associated with not performing all appropriate inquiry in advance of property transfer and the benefits of the brownfields program for Hamrey to forward to appropriate representatives from Mineral County and the Mineral County School District.
6. Schlick will contact former Montgomery Pass employees to obtain additional information about the property.
7. Schlick will contact Mr. and Mrs. Isom regarding their property just outside Hawthorne, Nevada to obtain additional information about site eligibility.
8. Schlick agreed to facilitate the completion of Phase II ESA's for RDSBC Brownfields sites, where appropriate.