

Rural Desert Southwest Brownfields Coalition Assessment

and

Brownfields Revolving Loan Fund Program

Quarterly Meeting Summary

June 24, 2020; 8:00 am - 9:05 am

Teleconference

Attendees:

Lorina Dellinger – Nye County
John Klenke – Nye County
Samantha Kramer – Nye County
Arnold Knightly – Nye County
Bryan Pyle – White Pine County
Cory Lytle – Lincoln County
Jeff Fontaine – Lincoln County Regional Economic Development Authority
Steve Karamitros – Inyo County
Lisa Hanusiak – US EPA Region 9
Eileen Christensen – BEC Environmental, Inc. (BEC)
Rachel Schlick – BEC
Rachel Kistler – BEC

Acronyms:

ABCA – Analysis of Brownfields Cleanup Alternatives
AWP – Area Wide Plan
CDBG – Community Development Block Grant
EPA – Environmental Protection Agency
ESA – Environmental Site Assessment
HUD – U.S. Department of Housing and Urban Development
LRWQCB – Lahontan Regional Water Quality Control Board
MOA – Memorandum of Agreement
NDEP – Nevada Division of Environmental Protection
NRHA – Nevada Rural Housing Authority
PPG – Pittsburgh Plate and Glass
RDSBC – Rural Desert Southwest Brownfields Coalition
RLF – Revolving Loan Fund
SAP – Sampling and Analysis Plan

I. Introductions and Announcements

Jeff Fontaine (Lincoln County Regional Economic Development Authority) and Steve Karamitros (Inyo County Planning Department) were welcomed as first-time attendees to the Rural Desert Southwest Brownfields Coalition (RDSBC) quarterly meeting. Karamitros noted he would serve as the Inyo County RDSBC representative temporarily.

II. General Discussion

1. Public Outreach – Facebook Groups
 - a. Rachel Schlick (BEC) noted Virginia Sanchez (Duckwater Tribe) recommended forwarding and sharing posts to local Facebook groups. Representatives agreed this is a great idea to reach a wider audience and were in favor of posts being shared in local community pages and groups. Arnold Knightly (Nye County) noted that posts on public Facebook profiles, like the RDSBC profile, are easily sharable throughout Facebook.
 - b. There was discussion about sharing RDSBC Facebook posts on Coalition County Facebook pages. Cory Lytle (Lincoln County) mentioned Lincoln County would be making a public Facebook page soon.
2. Website Updates
 - a. The Coalition voted to include Facebook updates on the RDSBC website in order for website visitors to see more frequent updates.
 - b. Other sources of media outreach were discussed. Bryan Pyle (White Pine County) stated that the Ely Times has been experiencing substantial staffing and production challenges due to COVID-19. Other localities had not seen an extreme reduction in local newspaper production.
3. Regional Economic Development Authority Representatives
 - a. Nye, Lincoln, White Pine, and Inyo Counties approved regional economic development authority representatives to be invited to RDSBC quarterly meetings with the goal of promoting the utilization of brownfields program opportunities to facilitate economic development opportunities.
4. Area Wide Plan (AWP)
 - a. The AWP had been reviewed by all Coalition representatives. It will be finalized and combined, and a two-week review period will be given to make any final adjustments before it is published on the RDSBC website.

III. Region Specific Updates

1. Duckwater Shoshone
 - a. Solid Waste Area
 1. Schlick described the cultural significance of the land where the current Solid Waste Area is located. The new location of the Solid Waste Area had been narrowed down to two locations by the Tribal Council. Schlick noted the potential sites would be visited on a pending trip to the Duckwater Reservation.
 - b. Quarterly Newsletter – Marketing Opportunity
 1. Schlick noted that the Duckwater Tribe has an active quarterly newsletter that is published and distributed to tribal members for general community updates. This inspired a discussion about other community newsletters throughout the RDSBC localities to provide updates and information about Brownfields projects.

2. Esmeralda
 - a. No new brownfields sites were identified last quarter.
3. Inyo
 - a. Schlick recapped from the previous meeting that Mt. Whitney Fish Hatchery received a No Further Action letter from Lahontan Regional Water Quality Control Board (LRWQCB).
 - b. Pittsburgh Plate and Glass (PPG) facility entered into a Voluntary Cleanup Program agreement with LRWQCB in April 2020.
 - c. Wye Road – A groundbreaking ceremony for the Consolidated Office Building was held in March for the northern portion of the parcel. Schlick noted the Grocery Outlet on the southern parcel had \$3.4 million in leveraged funding and the redevelopment provided 20 permanent jobs for the community.
4. Lincoln
 - a. Gem Theatre – The property has been sold to a new owner. Cory Lytle (Lincoln County) noted he had a scheduled meeting with the new owner the last week of June 2020 to discuss plans for redevelopment.
 - b. There was discussion regarding potential opportunities in Panaca.
 - c. No new brownfields sites were identified this quarter.
5. Mineral
 - a. Schlick mentioned a potential brownfield site immediately adjacent to the Walker River Reservation, but the county had not given approval to pursue this as a Brownfields site.
6. Nye
 - a. Tonopah Library Expansion Property – Schlick discussed the engineering control barrier for the contamination at the site, which was addressed in the Analysis of Brownfields Cleanup Alternative (ABCA). This site had been selected to receive a sub-grant from Nye County through the Revolving Loan Fund (RLF) to complete the cleanup. The project was ongoing throughout the quarter.
 - b. Nye Regional Medical Center – Schlick noted a Phase I ESA was completed through the Nevada Division of Environmental Protection (NDEP) Brownfields program to facilitate property transfer. As the Nye Regional Medical Center changed ownership, there was a possibility the property could qualify for the RDSBC RLF program for cleanup activities.
 - c. Lathrop Wells Sites – Following the Phase I Environmental Site Assessments (ESAs) for the four Lathrop Wells Sites, it was determined that two of the sites would need further investigation prior to redevelopment. Lisa Hanusiak (EPA) noted that the Sampling and Analysis Plan (SAP) for two Lathrop Wells Parcels was in the queue for review, but an approval date could not be estimated due to current staffing challenges.
 - d. Nevada Rural Housing Authority (NRHA) Sites – The Phase I ESAs for two sites in Tonopah were finalized. There was discussion regarding redevelopment observations at the site adjacent to the Belvada Apartments in Tonopah, Nevada.

- e. Pahrump Fairgrounds Development Area – Schlick noted the Phase I ESA was completed as part of a larger U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) Environmental Assessment of the project area. The draft Environmental Assessment was posted for public comment.
 - f. Nye County Courthouse (Tonopah) – There was discussion of requesting assessment and cleanup assistance through the NDEP Brownfields Program. Knightly mentioned this is the 1905 courthouse which is not in good shape at the moment. This property ranked as an endangered historic building according to Preserve Nevada. There was discussion of using historic preservation grants in addition to other brownfields funding to complete this project.
7. White Pine
- a. Old White Pine County Landfill (Brunson Property) – Sampling at the property and the Phase II ESA was completed. No substantial risks to human health or the environment were identified in the soil and groundwater samples collected.
 - b. Plaza Hotel – The Phase II ESA was finalized and submitted. The owner was reviewing costs and alternatives for redevelopment.
 - c. Ely Hotel Bar – The Phase II ESA was finalized and submitted. Bryan Pyle (White Pine County) noted the owner completed some redevelopment of the rear portion of the parcel, including demolition of the building and expansion of the outdoor patio seating area for the adjacent restaurant. There was discussion of obtaining a photo of the redevelopment progress.
 - d. Centennial Fine Arts Center – The Phase II ESA was finalized. This property was selected for an RLF sub-grant and project planning occurred throughout the quarter.
 - e. E-Lee Ford Property – The property was determined to be eligible, but the property owner withdrew from program participation before the Phase I ESA was complete.

IV. 2014 Revolving Loan Fund

- 1. Status of both subgrants were discussed in the county updates above.
- 2. Hanusiak noted the award amendment to swap out petroleum funding for hazardous substance funding was in progress.

V. 2020 Revolving Loan Fund

- 1. The new RLF program includes all members of the RDSBC as of June 2020: Duckwater Reservation; Esmeralda, Lincoln, Mineral, Nye, and White Pine Counties, Nevada; and Inyo County, California.
- 2. Schlick noted up to five projects were anticipated to be completed over the next three years. Schlick noted that because there are more RDSBC members than anticipated projects, it will be important to identify sites quickly and prioritize them.
- 3. Loans/Subgrants
- 4. Marketing Strategies were considered in discussions above.

5. Priority Sites
 - a. Schlick proposed compiling a list of sites in time for the next Quarterly Meeting.
6. Tracking 20% Match
 - a. Schlick noted that Nye County would like to track the 20% match grant requirements from the beginning of the grant period. All members present were in favor of receiving tracking forms to track time, mileage, and expenses that count as in-kind match.

VI. Open Discussion

Hanusiak noted the RDSBC may want to vote to approve a revision to their Memorandum of Agreement (MOA) for the 2014 RLF. The EPA allows 50% of funding to be spent on loans and subgrants, but the 2014 RLF for the Nevada Rural Brownfields Partnership, comprised of Esmeralda, Lincoln, Nye, and White Pine Counties, Nevada, was more restrictive.

Nye, Lincoln, and White Pine County voted to approve increasing the MOA to show up to 50% of grant to be used for loans and subgrants.

Schlick agreed to send an email to Commissioner De Winsor, Esmeralda County RDSBC representative, to obtain the Esmeralda County vote for the revision.

EPA Multipurpose, Assessment, and Cleanup brownfields grants will be announced as early as August 2020. Hanusiak noted she could provide guidance for specific projects to develop a competitive application package only until the official solicitations are released. Once the grant applications are announced, she would only be permitted to answer general questions.

Hanusiak also noted the Environmental Workforce Development and Job Training Grant would be announced as early as the end of June 2020.

Representatives present voted to proceed with the development of the next assessment grant application to maintain the momentum of the RDSBC program. Schlick agreed to email absent representatives from Duckwater Reservation, Mineral County, and Esmeralda County, to obtain a full vote to proceed.

VII. Action Items

Schlick agreed to email RDSBC representatives requests for lists of appropriate Facebook Pages used widely by community members.

Schlick agreed to introduce Karamitros to Arnold Knightly (Nye County) and Kelly Sheehan (BEC), the RDSBC marketing team.

Karamitros agreed to send photos of the construction progress at Wye Road.

Schlick agreed to follow up with Fontaine regarding potential sites in Panaca and other potential brownfields opportunities in Lincoln County.

Bryan Pyle agreed to send photos of the Ely Hotel Bar redevelopment progress to Schlick and the marketing team.

Schlick agreed to reach out to Esmeralda County to receive a vote for adjusting the Memorandum of Agreement to reflect a 50% requirement of EPA funding to be spent on loans and subgrants for the Nevada Rural Brownfields Partnership Revolving Loan Fund program.

Schlick agreed to reach out to Duckwater Reservation, Esmeralda County, and Mineral County to receive a vote on proceeding with the next RDSBC Assessment Grant application.

VIII. Next Meeting

Schlick will send out a Doodle Poll for availability to schedule the next meeting tentatively during the first week of September 2020.