

Rural Desert Southwest Brownfields Coalition

Quarterly Meeting- Minutes

January 17, 2014 1:30 PM – 2:30 PM

Teleconference

Attendance:

Dominic Pappalardo-Esmeralda County
Elaine Kabala - Inyo County
Jim Garza- White Pine County
Eileen Christensen – BEC Environmental
John Yvon- BEC Environmental
Jim Garza- White Pine County
Amy Fanning - Nye County
Nova Blazej- EPA
Joni Eastley- Nye County

Acronyms:

BOCC – Board of County Commissioners
CEDS- Comprehensive Economic Development Strategy
EPA – Environmental Protection Agency
GSA – General Services Administration
MOU – Memorandum of Understanding
NDEP – Nevada Division of Environmental Protection
RFP – Request for Proposals
TAG – Technical Assistance Grant
RLF- Revolving Loan Fund

I. Introductions- roll call.

II. Coalition Updates on Site Identifications, EPA Approvals & Assessments- Given by John Yvon.

- a. Esmeralda- Phase I and Phase II have been forwarded to the property owner of the Coaldale Site. He asked for time to review the Phases before we do clean up and reuse plans. This project is on hold. BEC will follow up with owner end of January.
- b. Inyo-
 1. Mt. Whitney Fish Hatcher Phase II Environmental Site Assessment- Awaiting decision from CA Fish & Wildlife- After discussion with CA Fish & Wildlife it appears a Phase II will be done in house through them and not through the program directly. That shows leverage funds from another organization which is beneficial to the brownfields either way. Hopefully the Phase II will be done the first half of this year. Blazej asked why CA Fish & Wildlife would do the Phase II. Christensen explained in more detail about possible liabilities, reporting requirements etc...
 2. PPG Bartlett Phase II Environmental Site Assessment – Under development. McGinley and Associates have completed the Phase II and BEC has reviewed it. The property owner will be contacted to see if we can do a Cleanup and Reuse Plan. Christensen

explains some contamination was detected at depth. Draft final report is being corrected based on BEC's recommendations. Kabala looks forward to talking more about it.

c. Lincoln

1. None this quarter

d. Nye-

1. Old Tonopah Courthouse Evaluation- This site is on hold still due to many parties involved and until they are better established. It will be looked at again in the future with other brownfields programs.
2. NV CA Power Company Substation – Site under review. BEC was looking at completing an EPA form but limited information is available. Yvon is looking into the ownership between 1907 and 2005. Fanning doesn't recall the coalition voting on this site. Christensen states they are looking at it to see if it's even eligible.
3. Parcel 035-381-20- Remove for Consideration-Ownership history was reviewed and will not be eligible. Christensen asked does the Coalition want to hear about possible sites asked to be reviewed for eligibility or wait to bring sites forwarded after eligibility is confirmed. Fanning stated her opinion... if charges are being made under contract then the coalition needs to be made aware.
4. Amargosa Mill Site- Institutional Control test site- On hold until the counties establish their Institutional Control. Fanning asked which control BEC plans on using for this site. Christensen talks about when the ordinance is in place they intend to use this site to see if that method will work.
5. Tonopah Airport: FAA/FBO Building – With Nye DA for review. Still under review from the DAs office.

e. White Pine-

1. Central Ely School Evaluation – Site on hold. This site has been put on auction twice and has not gone through because of potential contamination. There is not redevelopment interest at this time. Yvon talked about how an ordinance would be a violable tool for this site.
2. Ely Grade School Evaluation- Awaiting EPA approval. The form is finalized and coming soon to the coalition for review. If EPA deems eligible then Phase I will begin and has been budgeted. Eastley asked Garza about the Hydro project being developed. Garza explains the back taxes and clean up of this property would be too costly and more than the property can be sold for. Eastley agrees that problematic. Garza continues informing the coalition that NRHA is working the owner –Plaza Hotel – to see if that building could be back into play. He asked if his office could be more involved with the application process. Garza requested to be more in the know regarding correspondence. Yvon will keep White Pine up to date regarding any progress. Christensen agrees they will work

more closely with each county regarding specific sites. Blazej hasn't received the form and Yvon said BEC will submit it soon.

3. Plaza Hotel Evaluation – Site withdrawn by owners, put on hold for now. Garza has stayed in contact with owners. He says it wouldn't hurt to have Phase I and Phase II done anyways. The building is at the corner of the courthouse; he would like to see something done with it. Garza hopes the owners will see if even their vision has changed there is hope for this building. Christensen states the owners concerns are the time frame they would be required to fix with NVEP if contaminations are detected. Garza asked for clarification. Christensen explains that a Phase I is based on desktop survey/visual signs. A Phase II is a more in depth analysis and yes if contaminations are detected; there is an expected reporting process with NDEP. At that point it does start a clock ticking and BEC likes to make sure the property owners are aware of the process. Blazej adds some clarification from EPA stand point. Christensen states there is a specific action level of contamination that triggers a call to the spill hotline. NDEP is required to response within a set timeframe. Blazej asked what Phase IIs have required calls to the hotline. Christensen stated Coaldale did, but it was historically known and was a different circumstance. PPG Bartlett was reported by McGinley and Associates under the California requirements. Blazej agrees it's appropriate to notify the property owners of the process and potential risk to them. Christiansen states that's why some properties go on hold until they find a perspective purchaser; then they might want to move forward in the program.
4. McGill Library Phase II - On hold pending funding. Phase I is done and hoping to have funding available for Phase II by the end of January and start Phase II in February. Eastley asked how many surprises we found in the Phase I process. Christiansen said the only surprise really was the PPG site.

III. Program Schedule-

- a. Updated progress schedule – Will be updated in Quarter 10 with activities under Change Order 1- the additional work will reflect under the Change Order.
- b. Budget status (attached) Confirmed everyone has the budget. Garza's requests were added. Nye County is moving some funds from personnel, to be able to do more Phase I and Phase II work. Fanning continues with how proud Nye County is of the success of the program and appreciates the participation of the coalition's members. Garza asked about Lincoln County's involvement of the program. It was expressed there has been a lack of participation. Garza asked about the monies put aside... will be used for other counties or saved for them. Fanning clarifies that money was not allocated to any one specific county. The only goal was a Phase I per county.

IV. Program Communication & Information Sharing

- a. Website updates – Coordination with TerraSpectra Geomatics – Fanning suggested as the fact sheets are being completed for the additional sites that each county gets an opportunity to review and comment on them. Christiansen talks about TerraSpectra pulling information and sharing with the counties. To help facilitate a GIS layer for brownfields locations on their

individual websites; if the coalition is agreeable to that. Eastley likes the idea. More discussion about the fact sheets being in a word version and easy to update for each site. Christensen agrees this would be a great tool for future brownfields projects.

V. Public Outreach

- a. Board of County Commissioners presentations tentatively scheduled for Quarter 10- Tentatively scheduled depending on how the program moved forward. Fanning suggests the presentations be closer to end of program. A PowerPoint showing all the successes and achievements accomplished together during the three years with EPA million dollar award. Christensen talks about when Good Standing Outreach sent out an communication outreach plan for each county in the beginning of 2011. BEC will send them out again to be updated and reviewed. BEC plans on including them in the appendix of Area- Wide Plan and have them for other tools regarding outreach with the media etc...

VI. Area-Wide Planning

- a. Draft Area-Wide Plan – Updates are on-going. Christensen asked if the coalition would like to review the draft now. She mentions an outline was sent out before. After some discussion it was decided to send out the draft for final review after assessments have been completed around next quarter.
- b. Draft Outreach Plan – Draft is available for review.

VII. Quarterly Report Update - Was sent to Fanning for review and she will provide comments back.

VIII. Institutional Controls

- a. Nye County- Institutional Control under review and being commented on. The draft ordinance has been reviewed by Fanning and Eastley said it is out for review. Christensen mentions once the ordinance is at a comfortable level it will be sent out to the other coalition counties as a possible tool. Christensen talked about the benefits of Phase I work for future buyers. Concerns were expressed regarding the amount of Treasurer Trust properties in Nye County. Eastley mentions if Phase Is are required in the Ordinance, we need to make sure the funding is available. Christensen clarifies there will be triggers identified by perhaps Building & Safety that would call for Phase I work. Fanning talks about Code Compliance being involved and doing abatements of the property to help with cleanup activities and Phase Is. More discussion about treasure trust properties and this ordinance given brownfields clean up a back bone.
- b. Inyo County – Institutional Control to be developed as part of the Building Permit Checklist- Kabala provided an update on Inyo County’s ordinance. On their planning checklist they have added if the site is a potential brownfields site. They will also be using a GIS level to help them track brownfields for future development.
- c. Esmeralda, Lincoln, and White Pine – Representatives working with County District Attorney’s to develop Institutional Controls which are appropriate for their area- Not addressed at this meeting.

IX. Open Discussion- Christensen mentioned to coalition members to feel free to call with questions or concerns

X. Next Meeting

a. Date, time and venue- April 18th, 2014 at 1:30 p.m. was confirmed by coalition members.

XI. Actions Items- none mentioned.