

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

Quarterly Meeting-Minutes

March 10, 2016, 10:00 AM – 11:00 AM

Teleconference

Attendees:

Lisa Hanusiak – Environmental Protection Agency (EPA)
Joni Eastley – Nye County
Elaine Blackham – White Pine County
Commissioner Adam Katschke – Lincoln County
Cory Lytle – Lincoln County
Eric Hamrey – Mineral County
Commissioner Nancy Boland – Esmeralda 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 recommended revisions from Eastley and Hamrey. Lytle agreed to send recommended revisions by March 11, 2016. Hart agreed to provide current water system contacts.
2. RDSBC Website Updates – The incorporation of Mineral County components to the website was discussed. The next website work order was under development to include updated Quarterly Meeting Minutes and Agendas, new Brownfields properties, and updated Coalition County Contacts.
3. Newspaper Notices – Each member-County’s local newspaper had printed the RDSBC newspaper notice four times since the last quarterly meeting.
4. EPA Brownfields Webinar –Eastley and Christensen were invited to present at EPA’s Brownfields Area Wide Planning Webinar on March 15, 2016. Christensen agreed to forward the announcement to RDSBC group.

5. Nevada Electric Highway Developments – There was discussion of potential future vehicle charging stations. The site of the former Pink Motel in Tonopah, Nevada, had been selected by Tesla to house a charging station. Eastley agreed to determine Tesla's total projected investment at the site.

III. Updates by County

1. Esmeralda County

- a. Abandoned Motel and Dew Drop Inn, Silver Peak – The property manager was contacted and provided information about the RDSBC and the Brownfields program. The property manager indicated the property owner was interested in selling the property. Schlick agreed to follow up with the property manager.
- b. Coaldale – Eastley stated the Nye County Public Administrator has attempted to contact the family regarding the property, but they have been unresponsive regarding its disposition. There was discussion of potential redevelopment opportunities at the site.

2. Inyo County

- a. Wye Road in Bishop, CA – The property was approved for assessment through the Brownfields program on March 7, 2016. Site reconnaissance, owner and adjacent property owner interviews, and records review were conducted on March 9, 2016. BEC will complete the Phase I Environmental Site Assessment (ESA) after finalizing the records review.
- b. Mt. Whitney Fish Hatchery – There was discussion of a meeting regarding potential development opportunities on March 10, 2016.

3. Lincoln County

- a. Gem Theater in Pioche, NV – Commissioner Donahue contacted the property owners, who were not interested in participation in the Brownfields program.
- b. Del Pueblo Truck Stop in Alamo, NV - Schlick agreed to follow up with contact next week regarding assessment and redevelopment.
- c. Y Junction: Lytle agreed to follow up with the property owners.

4. Mineral County

- a. Cinema Building in Hawthorne, NV – The property was approved for assessment through the Brownfields program on February 23, 2016. Site reconnaissance, owner and user interviews, and an initial records review were conducted on March 8, 2016. BEC will complete the Phase I ESA after finalizing the records review.
- b. YCAC Building – This property was not specifically discussed during the RDSBC meeting.

- c. Montgomery Pass – The property manager was contacted and is interested in redeveloping the site. There was discussion of the debris on the site related to a 2010 fire. Hamrey agreed to follow up with the past owner of the property. Eastley agreed to follow up with James Eason to obtain additional information about properties the owners may have owned in Tonopah, including the former Pink Motel site, which would indicate they have knowledge of the Brownfields program and may be willing to work with us.
- d. Not on agenda – Hamrey discussed a potential brownfields site identified through Mineral County’s newspaper notice. The 20-acre parcel was adjacent to a former landfill. Hamrey agreed to provide contact information and photographs of the property to BEC.
- e. Not on agenda – Patriot’s Park – There was discussion of potential opportunities for the property to qualify for the Brownfields program.

5. Nye County

- a. Nye County Public Works Buildings Phase II ESA – Broadbent and Associates were given notice to proceed with the development of the Sampling and Analysis Plan and the Site-Specific Health and Safety Plan on February 17, 2016.
- b. Six-acre Sublease Property – The property was approved for assessment through the Brownfields program on February 26, 2016. Site reconnaissance, manager and user interviews, and initial records reviews were conducted on March 8, 2016. BEC will complete the Phase I ESA Assessment once records review is completed.

6. White Pine County

- a. Ely Grade School update – George Chachas had not reviewed the Phase II ESA when last contacted on February 25, 2016. Christensen will follow up with Eddie Hult (Nevada Rural Housing Authority) and Chachas.
- b. Central Ely School – The property was approved for assessment through the Brownfields program on February 23, 2016.
- c. Hughes Parcels – The property was approved for assessment through the Brownfields program on March 8, 2016. There was discussion of the property’s redevelopment potential. The Phase I ESA will be conducted after a prospective purchaser has been identified. Schlick will follow up with Catherine Bakaric (Treasurer – White Pine County).
- d. Pearce Addition – The property does not qualify for assessment through the EPA Brownfields program, but there may be an opportunity for assessment through the Nevada Division of Environmental Protection.

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. Eastley will follow up with Sierra Nevada Corporation to determine if the Army has made any decisions concerning this building's reuse.

VI. Open Discussion

1. Hamrey discussed the heating fuel remaining in the tank at the Cinema Building property in Hawthorne.

VII. Next Meeting

1. The next meeting was tentatively scheduled for Thursday, June 9, 2016 at 10 am, in Inyo County, California, to include a luncheon (at participants' own expense) and property visit. Those traveling to Inyo County through Montgomery Pass are encouraged to stop and look at this potential site.

VIII. Action Items

1. Lytle will provide recommended revisions for the Area Wide Plan to BEC by March 11, 2016.
2. Hart will provide current water system contacts for Inyo County to BEC.
3. Schlick agreed to complete the next work order for RDSBC website development and request recommended website updates from County representatives.
4. Christensen will forward the EPA Brownfields Area Wide Planning webinar announcement to the RDSBC County representatives.
5. Eastley will determine Tesla's total investment in the Supercharger electric vehicle charging station being developed at the site of the former Pink Motel.
6. Schlick will follow up with the property manager of the Silver Peak properties in Esmeralda County.
7. BEC will complete Inyo County's Wye Road Property Phase I ESA
8. Schlick will follow up with the property manager for the Del Pueblo Truck Stop in Alamo, NV.
9. Lytle will follow up with the Y Junction property owners.
10. BEC will complete Mineral County's Cinema Building Phase I ESA.
11. Hamrey will follow up with the previous owner of Montgomery Pass.
12. Eastley will follow up with James Eason regarding Montgomery Pass.
13. Eastley will follow up with Sierra Nevada Corporation regarding the Army's plans to reuse the FBO at the Tonopah Airport.
14. Hamrey will provide contact information and photographs for the 20-acre parcel adjacent to the former County landfill to BEC.
15. BEC will complete Nye County's Six-acre sublease Phase I ESA.
16. Christensen will follow up with Hult regarding the Former Ely Grade School.

17. Schlick will follow up with Catherine Bakaric (Treasurer - White Pine County) regarding the Hughes Parcels in Ely, Nevada.
18. Schlick will coordinate the face to face RDSBC Quarterly Meeting tentatively scheduled for 10:00 AM, June 9, 2016, in Inyo County, California.