

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

Quarterly Meeting Minutes  
September 8, 2016 1:00 PM – 2:00 PM  
Teleconference

**Attendees:**

John Klenke – Nye County  
Pam Webster – Nye County  
Commissioner Nancy Boland – Esmeralda County  
Tom Schaniel – Inyo County  
Joni Eastley – former RDSBC Technical Coordinator  
Eileen Christensen – BEC Environmental, Inc. (BEC)  
Ashley Woods – BEC  
Rachel Schlick – BEC

**Acronyms:**

BLM – Bureau of Land Management  
CEDS – Comprehensive Economic Development Strategy  
DOE – Department of Energy  
EPA – Environmental Protection Agency  
ESA – Environmental Site Assessment  
FBO – Fixed Base Operator  
MTO – Medium Term Obligation  
NACo – Nevada Association of Counties  
NDEP – Nevada Division of Environmental Protection  
RDSBC – Rural Desert Southwest Brownfields Coalition  
RLF - Revolving Loan Fund  
SAP – Sampling and Analysis Plan  
SHPO – State Historic Preservation Office  
USDA – United States Department of Agriculture  
UTGA – Underground Test Area

**I. Introductions** - Roll call and greetings. John Klenke, Geoscientist II with Nye County, was introduced as the new RDSBC Technical Coordinator. Joni Eastley's term as the RDSBC Technical Coordinator ended on September 5, 2016. Klenke received his degree in Geology with a minor in Mathematics from the University of Nevada, Las Vegas, in 1984 and began his career working on a variety of Department of Energy (DOE) – funded projects at the Nevada National Security Site. He began working as a geoscientist for Nye County's Independent Scientific Investigation Program, conducting studies of the County's hydrogeologic and vadose zone characteristics. Currently he is the principle investigator for Nye County Water District's Regional Water Level Monitoring Program, the County's Tritium Sampling and Monitoring Program, and the County's technical representative for DOE's Underground Test Area (UGTA) program.

**II. General Updates**

1. Draft Area Wide Plan update – Demographic data was updated for all counties, and would be distributed to member County representatives after the review process was

completed. Christensen advised the demographic data could be utilized for other county documents, including Comprehensive Economic Development Strategy (CEDS) documents, and data collected for the Area Wide Plan could be tailored to meet the specific needs of each county. Commissioner Boland advised National Association of Counties (NACo) activities were being conducted that would compile additional demographic information.

2. RDSBC website updates – The RDSBC website updates for the last work order were completed on July 24, 2016.
3. U.S. EPA Western Brownfields Conference (September 28 – 29, 2016) – Klenke, Schlick, and Christensen were scheduled to attend the conference. Klenke was scheduled to present.
4. Nevada Economic Development Conference (September 20, 2016) – Klenke, Christensen, and Woods were scheduled to attend the conference. Klenke was scheduled to present.

### **III. Updates by County**

1. Esmeralda
  - a. Abandoned Motel and Dew Drop Inn in Silver Peak, NV – Schlick reported the property management company had not responded to follow up contacts.
  - b. Real Estate Outreach - Schlick contacted Trish Rippie Realty and provided information for prospective buyers explaining the benefits of the Brownfields Program for property owners. Further strategies to identify purchasers will need to be developed. Commissioner Boland noted typical outreach to buyers is difficult within the county due to low transaction volume.
2. Inyo
  - a. Wye Road in Bishop, CA – Steven Joseph (Property Owner) indicated he planned to wait to move forward with Phase II activities until more progress was made toward property transfer. Schlick informed him the Phase I Environmental Site Assessment (ESA) would be considered accurate for 180 days from its completion, until October 29, 2016.
  - b. Mt. Whitney Fish Hatchery – Schaniel advised there were no updates on this property due to ongoing negotiations between the county and state.
  - c. PPG Plant – Christensen related potential interest in redevelopment at the property and noted grants and loans for redevelopment could be identified for all member-counties as requested.
3. Lincoln
  - a. Pahrnagat Valley High School Auto Shop – The new Lincoln County School District Superintendent, Pam Teel, has approved continued participation in the Brownfields program. The Sampling and Analysis Plan (SAP) was in development on September 8, 2016. Comments from the EPA were received and the document was revised prior to final submission to the EPA. Heidi Rose (Department of Taxation) confirmed for most cases School Districts would be subject to the same Medium Term Obligation (MTO) requirements as counties, but indicated exceptions existed. Schlick will summarize the MTO requirements and exceptions.

4. Mineral
  - a. Isom Family Property – The property has been approved for assessment and will be assessed when other properties are approved to minimize cost of assessment.
  - b. Mineral County School District Properties – Eric Hamrey contacted Schlick September 8, 2016, to confirm the Mineral County School District approved of submitting Brownfields program eligibility evaluations to assess the properties prior to gift deed transfer to Mineral County. Present member-county representatives approved of utilizing RDSBC funds for assessment, if approved. The Sixth Street School and Mineral County School District Administration Building were approved for assessment.
  - c. Montgomery Pass – There has been no progress in communicating with the property owner. Schlick will continue to reach out.
5. Nye
  - a. Public Works Buildings 1 & 2 – The SAP was approved by the EPA’s Quality Assurance Office on June 7, 2016, but Phase II activities were pending approval from Nye County. Webster confirmed Phase II activities could move forward. Christensen advised Lisa Hanusiak (EPA) should be contacted regarding the potential need for State Historic Preservation Office (SHPO) consultation prior to Phase II activities.
  - b. Fixed Base Operator (FBO) Building – Loan still pending completion of the Department of Taxation – Medium Term Obligation requirements. Savannah Rucker is continuing this process. Christensen noted this would be an excellent test project for the RLF.
  - c. ABC Recycling Parcels – The property has been approved for evaluation, but the assessment is presently stalled due to legal concerns.
6. White Pine
  - a. Ely Grade School – The property owner does not seem interested in moving forward with redevelopment into a Senior Center at this time. Due to complications with funding allocation, Christensen recommended future agreements with property owners undergo a more formal process to secure commitment.
  - b. Central Ely School – The Phase I for the school was completed on June 10, 2016. The property was not sold at the White Pine County tax foreclosure land auction held on July 8, 2016. The County expressed interest in demolishing the building and converting the site to a public park, but was still considering the most efficient way to facilitate this process at the end of the Quarter.
  - c. Hughes Parcels in Ely, Nevada – The Phase I was completed on June 30, 2016. The property was sold to an owner intending to develop a residential property at the White Pine County tax foreclosure land auction held on July 8, 2016.
  - d. Pearce Addition – The Phase I was performed by NDEP. A Phase II was in process at the end of the Quarter.

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

1. See attached.

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

1. Advanced Monitoring (August 23, 2016) – Hanusiak travelled to Pahrump, Nevada to perform Advanced Monitoring on the RLF with Savannah Rucker, Renee Owens (Nye County) and Schlick. While no corrective actions were identified, Hanusiak provided recommendations to be addressed with the submission of the RLF Quarterly Report by its extended deadline of September 30, 2016.
2. Status of the Tonopah Airport FBO Building Cleanup - Rucker was in the process of completing MTO requirements to receive Department of Taxation approval for the loan at the end of the quarter.

## **VI. Outreach and Marketing Activities Updates**

1. RDSBC and Nevada Rural Brownfields Partnership (NRBP) Blogs were in development at the end of the Quarter.
2. Brownfields Listings Website – the RDSBC account was updated and access granted. Once property owners authorize listing, property profiles will be uploaded as drafts for RDSBC review before posting publicly. Schlick noted public postings on the Brownfields Listings website would only be visible to paid subscribers; the primary audience would be nationwide and likely industrial. Commissioner Boland requested listings be reproduced and distributed to counties to advertise locally.
3. Local and Regional Banks – Hanusiak confirmed direct advertising to local and regional lending institutions would be permitted for the RLF. Christensen advised most banks are unable to lend for clean-up projects and the RLF would provide an alternative resource for prospective property purchasers.
4. Facebook – Development of an RDSBC and RLF Facebook page was discussed. Potential opportunities for community interaction and a stronger web presence could facilitate coordination with lending institutions, community organizations, municipal entities, and individuals. Schlick will develop each Facebook page for RDSBC review before posting publicly.

## **VII. Open Discussion**

1. Webster inquired whether committee members would have the opportunity to review presentations before the upcoming brownfields and economic development conferences. Christensen replied the presentations would be collaborative in nature and welcomed feedback from interested committee members.

## **VIII. Action Items**

1. Schlick will distribute a draft list of properties to be featured on the Brownfields Listing site.
2. Schlick will coordinate distribution of RLF flyers and other outreach to interested banks and credit unions.
3. Schlick will summarize distinctions between MTO for counties and school districts.
4. Boland will coordinate with Nevada State Bank about marketing for the RLF.
5. Schlick will distribute presentations for review prior to conferences.
6. Boland will coordinate with Esmeralda County to advertise brownfields properties on the Esmeralda County website.

## **IX. Next Meeting**

1. The next meeting is tentatively scheduled for Thursday, December 8, 2016, at 1:30PM.