

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

Quarterly Meeting Minutes
December 8, 2016 1:30 PM – 2:30 PM
Teleconference

Attendees:

Noemi Emeric-Ford – U.S. Environmental Protection Agency
Lorina Dellinger – Nye County
Danielle Drevdahl – Nye County
Commissioner Nancy Boland – Esmeralda County
Tom Schaniel – Inyo County
Josh Hart – Inyo County
Rachel Schlick – BEC Environmental, Inc.

Acronyms:

EPA – Environmental Protection Agency
ESA – Environmental Site Assessment
FBO – Fixed Base Operator
MTO – Medium Term Obligation
NDEP – Nevada Division of Environmental Protection
NRBP – Nevada Rural Brownfields Partnership
RDSBC – Rural Desert Southwest Brownfields Coalition
RLF - Revolving Loan Fund
SAP – Sampling and Analysis Plan

I. Introductions - Roll call and greetings.

1. Lorina F. Dellinger, Nye County Assistant County Manager, was introduced as the new RDSBC Program Coordinator; providing brownfields program assistance with John Klenke (Nye County). Dellinger began working for Nye County over 14 years ago in the Planning Department. She transferred to Administration and worked with Joni Eastley, former RDSBC Program Coordinator, to learn about the brownfields program.
2. NOT ON AGENDA - Danielle Drevdahl, Nye County Grants and Contracts Manager, was introduced as the new Nye County Brownfields Grant Manager; Drevdahl was working with Savannah Rucker (Nye County Comptroller) to become familiar with each of Nye County Brownfields programs.

II. General Updates

1. Fiscal Year 2017 Grant Application – Letters of Commitment were requested from member-county jurisdictions and the Duckwater Shoshone Tribal Council letter of commitment was received on December 8, 2016. Financial support for the grant application was approved by Inyo County, California, and White Pine County, Nevada.

III. Updates by County

1. Esmeralda – Schlick stated the prospective purchaser of four parcels in Silver Peak, Nevada expressed interest in utilizing Brownfields Revolving Loan Funds to facilitate the

cleanup and redevelopment process. Schlick agreed to distribute the draft project plans provided by the prospective purchaser to Commissioner Boland.

- a. Silver Peak Abandoned Motel in Silver Peak, Nevada – The site was approved for assessment on November 14, 2016. The Phase I Environmental Site Assessment (ESA) was in development on December 8, 2016.
- b. Dew Drop Inn in Silver Peak, Nevada – The site was approved for assessment on November 14, 2016. The Phase I ESA was in development on December 8, 2016.
- c. Old Gas Station and Convenience Store in Silver Peak, Nevada – The site was approved for assessment on November 21, 2016. The Phase I ESA was in development on December 8, 2016.

2. Inyo

- a. Wye Road in Bishop, CA – Phase II ESA activities were in progress as of December 8, 2016. Schlick noted TEAM Engineering & Management, Inc., located in Bishop, California, was selected to perform the Phase II activities for the site and a Sampling and Analysis Plan was in development.
- b. Mt. Whitney Fish Hatchery – Schaniel advised the Kevin Carunchio, Inyo County Administrative Officer, would coordinate with the appropriate entities.

3. Lincoln

- a. Pahrnagat Valley High School Auto Shop – Initial sampling activities for the Phase II Environmental Site Assessment were conducted on November 14, 2016. Follow up sampling activities were conducted on November 30, 2016. The Phase II report was in development as of December 8, 2016.

4. Mineral

- a. Isom Family Property – The Phase I ESA was finalized on November 4, 2016. Schlick noted she would continue to coordinate with the property owners to facilitate redevelopment of the property.
- b. Sixth Street School – The Phase I ESA was finalized on October 7, 2016. Schlick stated she would follow up with Eric Hamrey, Mineral County Public Works Director, and Cherrie George, Mineral County Senior Services Program Director, regarding planned redevelopment of the property.
- c. Mineral County School District Administration Building – The Phase I ESA was finalized on November 4, 2016. Schlick stated she would follow up with Hamrey to determine Mineral County's interest in reusing the property.
- d. Mina School – The Phase I ESA was finalized on November 28, 2016. Schlick stated she would follow up with Barbara Lancaster, Mina resident, who expressed interest in establishing a 501(c)(3) non-profit to facilitate the redevelopment of the property into a museum.

5. Nye

- a. Public Works Buildings 1 & 2 – The Phase II was in development on December 8, 2016.
- b. Fixed Base Operator (FBO) Building – Schlick related the loan documentation was undergoing revisions prior to final submission to the Department of Taxation.

c. Schlick introduced three potential sites in Nye County: John Klenke, RDSBC Technical Coordinator, suggested prior to the meeting an opportunity to leverage Rails-to-Trails with Brownfields to develop a bike trail along the eastern entrance to Death Valley National Park; Jim Navarro, property manager, identified a potential brownfield in Pahrump that had previously undergone Phase I and Phase II assessment; John Pawlak, Nye Communities Coalition, identified a potential brownfield in Pahrump adjacent to Discovery Park.

6. White Pine

- a. Central Ely School – Schlick coordinated with Elaine Blackham, White Pine County Community and Economic Development Community Coordinator, to reach out to the City of Ely to ascertain interest in facilitating the redevelopment of the property into a park for the residential neighborhood it is located in.
- b. Hughes Parcels in Ely, Nevada – There were no updates regarding redevelopment of these parcels on December 8, 2016.
- c. Pearce Addition near Ely, Nevada – Schlick coordinated with Blackham to reach out to the new property owners regarding implementation of institutional controls on each of these parcels to restrict future development. Both property owners expressed interest in leaving the parcels undeveloped to preserve their view. David Friedman, Nevada Division of Environmental Protection Bureau of Corrective Actions, provided draft language to utilize in an environmental covenant, should the owners be amenable.

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 – the loan documentation was in review as of December 8, 2016.
2. Other RLF Projects – Lincoln County School District may be interested in using the Revolving Loan Fund for cleanup activities at the PVHS Auto Shop. The prospective purchaser for the Silver Peak parcels indicated strong interest in using RLF funds for the cleanup component of the redevelopment process.

VI. Outreach and Marketing Activities Updates

1. RDSBC and Nevada Rural Brownfields Partnership (NRBP) Blog – The RDSBC and NRBP blogs were in development as of December 8, 2016.
2. Brownfields Listings Website – Schlick advised the sites listed on the Brownfields Listings Website would be available for review before the end of 2016.
3. Local and Regional Banks – The draft marketing brochure was in review as of December 8, 2016. Schlick stated the tri-fold would be finalized before the end of 2016 and direct marketing to local and regional lending institutions would begin once the tri-fold was finalized.
4. Facebook – The RDSBC Facebook page was in review on December 8, 2016. Schlick advised the page would be published and visible publicly after member-representatives revisions were incorporated.
5. NOT ON AGENDA – Schlick shared Pawlak had offered to film a 12-minute segment highlighting the RDSBC and NRBP on his television show. Once recorded, the segment would be available on YouTube to link from other internet RDSBC sources.

Commissioner Boland, Dellinger, and Schaniel approved of participating in a filmed segment for marketing and outreach on December 30, 2016.

VII. Open Discussion

1. Schlick stated the complete draft Area Wide Plan would be distributed for review prior to the next quarterly meeting.
2. Commissioner Boland requested an update on the Coaldale Junction property. Schlick advised she would confirm who owns the property and provide the information to Commissioner Boland.

VIII. Action Items

1. Schlick will distribute Silver Peak draft project plans to Commissioner Boland.
2. Schlick will coordinate with Hamrey and George regarding redevelopment of the Sixth Street School.
3. Schlick will coordinate with Hamrey regarding redevelopment of the Mineral County School District Administration Building.
4. Schlick will coordinate with Lancaster regarding establishment of a non-profit for the redevelopment of Mina School.
5. Schlick will coordinate with the City of Ely regarding potential redevelopment of the Central Ely School.
6. Schlick will coordinate with the owners of each Pearce Addition parcel regarding the implementation of institutional controls.
7. Schlick will distribute the Brownfields Listings website property profiles for review before the end of 2016.
8. Schlick will ensure the NRBP tri-fold brochure is finalized before the end of 2016.
9. Schlick will confirm Coaldale Junction property owner and provide information to Commissioner Boland.

IX. Next Meeting

1. The next meeting is tentatively scheduled for Thursday, March 9, 2017, at 1:30 PM.