

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

Quarterly Meeting Minutes  
March 1, 2017, 1:30 PM – 2:30 PM

Mineral County Library, Hawthorne, Nevada 89415  
Teleconference

**Attendees:**

Lisa Hanusiak – U.S. Environmental Protection Agency  
Eric Hamrey – Mineral County  
Lorina Dellinger – Nye County  
John Klenke – Nye County  
Commissioner Delon Winsor – Esmeralda County  
Elaine Blackham – White Pine County  
Rachel Schlick – BEC Environmental, Inc. (BEC)  
Danielle Viglione – BEC

**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.

Commissioner Delon Winsor, Esmeralda County, was introduced as the new member-county representative for Esmeralda County. Commissioner Winsor, who replaced Commissioner Boland representing Esmeralda County, stated he lived in Silver Peak, Nevada.

**II. General Updates**

Draft Area Wide Plan - The draft Area Wide Plan was distributed for review on February 28, 2017. Recommended changes were requested to be sent via email to Schlick at [rachels@becnv.com](mailto:rachels@becnv.com) by Friday, March 31, 2017, for inclusion into the final Area Wide Plan. Changes implemented since the previous revision was distributed were reviewed, including the removal of two demographic tables in each County section and the addition of several photographs throughout the document. Schlick requested high resolution County seals for inclusion in the Area Wide Plan cover and other marketing

materials. Hamrey agreed to determine if Mineral County had a higher resolution County seal to distribute.

### III. Updates by County

1. Esmeralda – The owner of four parcels in Silver Peak, Nevada, expressed continued interest in utilizing Brownfields Revolving Loan Funds to facilitate the redevelopment of those properties.
  - 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 finalized on December 23, 2016. The Phase I ESA did not note any recognized environmental conditions associated with this property.
  - b. Dew Drop Inn in Silver Peak, Nevada – The site was approved for assessment on November 14, 2016. The Phase I ESA was finalized on December 23, 2016. The State of Nevada 128(a) Brownfields application for a Phase II ESA was in review with the Nevada Division of Environmental Protection (NDEP) as of February 28, 2017.
  - 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 finalized on December 23, 2017. The State of Nevada 128(a) Brownfields application for a Phase II ESA was in review with NDEP as of February 28, 2017.
2. Inyo
  - a. Wye Road in Bishop, CA – Phase II ESA activities were in progress as of March 1, 2017. The Sampling and Analysis Plan was conditionally approved by the Quality Assurance Office of the EPA on January 25, 2017. TEAM Engineering & Management, Inc. and Cascade Drilling were scheduled to conduct drilling and sampling activities on February 28, 2017. Based on the Phase II project timeline, the report was anticipated to be finalized by mid-April 2017.
  - b. Mt. Whitney Fish Hatchery – There were no new updates regarding Mt. Whitney Fish Hatchery during this quarter.
3. Lincoln
  - a. Pahrnagat Valley High School Auto Shop – The Limited Phase II ESA was finalized on February 17, 2017. Blackham, Dellinger, Hamrey, Klenke, and Commissioner Winsor approved coordination with NDEP to facilitate continued assessment to delineate the vertical and horizontal extent of petroleum contamination prior to cleanup activities.
4. Mineral
  - a. Isom Family Property – Redevelopment opportunities were being considered for the Isom Property outside of Hawthorne, Nevada. Hamrey stated he would follow up with the family to determine alternative redevelopment opportunities.
  - b. Sixth Street School – The Mineral County Board of County Commissioner’s were considering the costs and benefits of accepting the property from Mineral County School District as of March 1, 2017. Hamrey stated the Commissioner’s

concerns were focused on the structural integrity of the building and that a structural survey would need to be conducted prior to property transfer. Funds had previously been set aside for this process; however, Hamrey stated the funds were de-obligated potentially impacting their availability for this project.

- c. Mineral County School District Administration Building – Hamrey stated Mineral County was planning to consider this property after a decision had been made regarding the Sixth Street School.
- d. Mina School – Blackham, Dellinger, Hamrey, Klenke, and Commissioner Winsor approved coordinating with Barbara Lancaster, long-time Mina resident, to form a 501(c)(3) non-profit as the first step in the process of establishing the Mina School as a museum.
- e. Cinema Building – Hamrey noted the property, which had previously sold through Mineral County Tax Auction, was for sale because the property owner passed on. The asking sale price was \$40,000, according to Cow County Realty. Hamrey stated the deed for the property had a stipulation enforcing cleanup or the property would revert back to Mineral County. Schlick agreed to follow up with Mineral County Recorder’s Office to obtain a copy of the Deed with restrictions related to cleanup.

5. Nye

- a. Public Works Buildings 1 & 2 – The Limited Phase II ESA was finalized on February 10, 2017.
- b. Fixed Base Operator (FBO) Building – The loan documentation was in review with the Department of Taxation as of March 1, 2017.
- c. Potential Amargosa Valley Property – A potential brownfield in Amargosa Valley was identified by Paul Lemus, a real estate developer and prospective purchaser. Blackham, Dellinger, Hamrey, Klenke, and Commissioner Winsor approved coordination with Lemus to submit a State of Nevada Brownfields Application to NDEP.

6. White Pine

- a. Central Ely School – Additional coordination with City of Ely would be necessary to continue facilitating property development.
- b. Hughes Parcels in Ely, Nevada – There were no updates regarding redevelopment of these parcels on March 1, 2017.
- c. Pearce Addition parcels near Ely, Nevada – Blackham informed each property owner requested copies of the final Phase I ESAs developed by NDEP through the State of Nevada Brownfields program. Blackham agreed to provide contact information for each property owner to Schlick.

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

See attached Quarterly Report.

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

1. Status of the Tonopah Airport FBO Building Cleanup – the loan documentation was in review with the Department of Taxation as of March 1, 2017.
2. Other RLF Projects – Lincoln County School District may be interested in using the Revolving Loan Fund for cleanup activities at the Pahrangat Valley High School 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. Local and Regional Banks – The RLF marketing brochure was finalized in December 2016. The tri-fold would be distributed by representatives from Nye County Regional Economic Development Authority during a small-business workshop titled “Show me the Funding” scheduled for March 2017 in Tonopah, Nevada.
2. Facebook – The RDSBC Facebook page was made public in December 2016. Connections between the RDSBC Facebook page, local and county governments, and public officials, would increase visibility.
3. “Community View” television interview – Schlick participated in a television interview on December 30, 2016, to advocate for the RDSBC and Nevada Rural Brownfields Partnership (NRBP) RLF.

## **VII. Open Discussion**

Schlick stated a BEC client satisfaction survey would be distributed to each member-representative of the RDSBC to receive feedback on the services provided by BEC.

## **VIII. Action Items**

1. Hamrey will determine if a higher resolution Mineral County seal is available.
2. Schlick will coordinate with Lincoln County School District to facilitate continued assessment through the State of Nevada 128(a) Brownfields program.
3. Hamrey will follow up with the Isom family regarding potential redevelopment plans at their property outside Hawthorne, Nevada.
4. Schlick will follow up with Mineral County Recorder’s Office to obtain a copy of the deed transferring the Cinema Building from Mineral County Treasurer as Trustee to the current property owner.
5. Schlick will coordinate with Lemus to submit a State of Nevada 128(a) Brownfields application for the property in Amargosa Valley.
6. Blackham will provide contact information for the Pearce Addition property owners to Schlick.

## **IX. Next Meeting**

The next meeting is tentatively scheduled for 1:30 PM to 2:30 PM, Thursday, June 8, 2017, via teleconference.