

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

Quarterly Meeting Minutes  
June 8, 2017, 1:30 PM – 2:30 PM  
Teleconference

**Attendees:**

Lisa Hanusiak – U.S. Environmental Protection Agency  
Lorina Dellinger – Nye County  
Danielle Drevdahl – Nye County  
Commissioner Delon Winsor – Esmeralda County  
Elaine Blackham – White Pine County  
Tom Schaniel – Inyo County  
Eileen Christensen – BEC Environmental, Inc. (BEC)  
Rachel Schlick – BEC

**Acronyms:**

ABCA – Analysis of Brownfields Cleanup Alternatives  
EPA – Environmental Protection Agency  
ESA – Environmental Site Assessment  
FBO – Fixed Base Operator  
NDEP – Nevada Division of Environmental Protection  
NRBP – Nevada Rural Brownfields Partnership  
PVHS – Pahrangat Valley High School  
RDSBC – Rural Desert Southwest Brownfields Coalition  
RLF - Revolving Loan Fund  
SAP – Sampling and Analysis Plan  
SNPLMA – Southern Nevada Public Lands Management Act

**I. Introductions - Roll call and greetings.**

**II. General Updates**

The Rural Desert Southwest Brownfields Coalition (RDSBC) was awarded a \$600,000 Brownfields Coalition Assessment Grant to continue facilitating brownfield site identification and assessment across the six current member counties and the Duckwater Shoshone Tribal Reservation. Lisa Hanusiak (EPA) explained the new grant, once awarded, would take effect on October 1, 2017. Lorina Dellinger (Nye County), Elaine Blackham (White Pine County), Tom Schaniel (Inyo County), and Commissioner De Winsor (Esmeralda County), supported coordination with the Duckwater Shoshone before October 1, 2017, in order to provide information regarding opportunities and restrictions of the brownfields program. Eileen Christensen (BEC) explained the concern of identifying potential brownfields and transferring the property without conducting all-appropriate-inquiry, disqualifying the property from receiving brownfields funds.

The draft Area Wide Plan was distributed for review on February 28, 2017. Recommended changes were requested to be sent via email to Rachel Schlick (BEC) at [rachels@becnv.com](mailto:rachels@becnv.com) by Friday, June 30, 2017, for inclusion into the final Area Wide Plan.

### III. Updates by County

1. Esmeralda
  - a. Silver Peak Properties – the State of Nevada 128(a) Brownfields application for a Phase II ESA at the Dew Drop Inn and the Old Gas Station and Convenience Store in Silver Peak, Nevada, was approved on March 29, 2017. Commissioner Winsor discussed ongoing coordination between the property owner and Nevada Brownfields Program. He noted the property owner’s ongoing enthusiasm regarding participation in the brownfields program.
  - b. Other sites – Commissioner Winsor discussed a potential brownfield at the former Goldfield Airport, which was owned by a private property owner.
2. Inyo
  - a. Wye Road in Bishop, CA – The Phase II Limited Site Investigation was finalized on April 10, 2017. Schaniel reported Inyo County was still an interested party in the property, but property transfer had not taken place as of June 8, 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 (PVHS) Auto Shop – There were no new updates regarding the PVHS auto Shop during this quarter.
4. Mineral
  - a. Isom Family Property – There were no new updates regarding the Isom Family Property during this quarter.
  - b. Sixth Street School – The Mineral County Board of County Commissioners were considering the costs and benefits of accepting the property from Mineral County School District as of June 8, 2017.
  - c. Mineral County School District Administration Building –Mineral County was planning to consider this property after a decision had been made regarding the Sixth Street School.
  - d. Mina School – There were no new updates regarding Mina School during this quarter.
  - e. Cinema Building – There were no new updates regarding the Cinema Building during this quarter.
5. Nye
  - a. Public Works Buildings 1 & 2 – Nye County confirmed interest in utilizing Revolving Loan Fund (RLF) funds to perform cleanup activities at the Public Works Buildings 1 & 2. There was discussion of the need to develop an Analysis of Brownfields Cleanup Activities (ABCA) prior to cleanup.
  - b. Fixed Base Operator (FBO) Building – Nye County received \$200,000 from the EPA in RLF funds on May 26, 2017, for cleanup activities. Hanusiak explained compliance with the Endangered Species Act was required for projects funded

through the RLF. There was discussion regarding whether this necessitated a Biological Assessment in advance of cleanup activities.

6. White Pine

- a. Central Ely School – There were no updates regarding Central Ely School during this quarter.
- b. Hughes Parcels in Ely, Nevada – There were no updates regarding redevelopment of these parcels during this quarter.
- c. Pearce Addition parcels near Ely, Nevada – Schlick composed and sent letters to the property owners on March 8, 2017. The property owners had not responded as of June 8, 2017. Blackham agreed to provide additional contact information, if available. Schlick agreed to follow up with Nevada Division of Environmental Protection (NDEP) regarding the final Phase I Environmental Site Assessments (ESAs) for these parcels.
- d. McGill Ballpark – Blackham shared White Pine County was awarded \$996,199 in Southern Nevada Public Land Management Act (SNPLMA) funds to complete redevelopment of the McGill Ballpark.

**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 funds were released to Nye County as of March 31, 2017.
2. Other RLF Projects – The owner of the Silver Peak parcels indicated strong interest in using RLF funds for the cleanup component of the redevelopment process. Nye County indicated interest in using RLF funds to perform cleanup activities at Nye County Public Works Buildings 1 & 2.

Hanusiak noted the Partnership could apply for Brownfields Revolving Loan Fund supplemental funding, if needed.

**VI. Outreach and Marketing Activities Updates**

1. Local and Regional Banks – Lending institutions were contacted throughout the quarter to determine appropriate points of contact for direct marketing efforts.

**VII. Open Discussion**

Christensen noted the Duckwater Shoshone Comprehensive Economic Development Strategy was being finalized through the University of Nevada – Reno Cooperative Extension.

**VIII. Action Items**

1. The RDSBC agreed to coordinate with the Duckwater Shoshone in advance of the next grant period in order to provide information and share experiences regarding brownfields eligibility and All Appropriate Inquiry rules.

## **IX. Next Meeting**

The next meeting is tentatively scheduled for 1:30 PM to 2:30 PM, Thursday, September 7, 2017, via teleconference.