

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

Quarterly Meeting Summary  
September 8, 2017, 1:30 PM – 2:30 PM  
Pahrump, Nye County, Nevada  
Teleconference

**Attendees:**

Lorina Dellinger – Nye County  
Danielle Drevdahl – Nye County  
Bryan Pyle – White Pine County  
Tom Schaniel – Inyo County  
Eric Hamrey – Mineral County  
Bud Gazaway – Mineral 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  
RDSBC – Rural Desert Southwest Brownfields Coalition  
RLF - Revolving Loan Fund  
SNPLMA – Southern Nevada Public Lands Management Act

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

Bryan Pyle (White Pine County) was greeted as the new White Pine County member representative for the Rural Desert Southwest Brownfields Coalition (RDSBC). Pyle was the Deputy District Attorney for White Pine County, specializing in civil projects. Prior to working for White Pine County, he worked with the 7<sup>th</sup> Judicial District from 2011 to 2013.

Eric Hamrey (Mineral County) introduced Bud Gazaway (Mineral County). Gazaway was Mineral County's Recreation Coordinator and is to provide support as an additional Mineral County member representative for the RDSBC.

**II. General Updates**

The draft Area Wide Plan, RDSBC website updates, Brownfields sites mapping updates, and Renewable Energy Resource map updates were in development. Schlick agreed to send the White Pine County Section of the Area Wide Plan to Pyle for review and comment. There was discussion regarding a proposed extension of the current grant period due to staffing concerns of the subcontractor responsible for website updates.

### III. Updates by County

1. Esmeralda
  - a. Silver Peak Properties – The Phase II Limited Site Investigation sampling activities were conducted and the Nevada State Brownfields consultant was finalizing the report as of September 7, 2017.
2. Inyo
  - a. Wye Road in Bishop, CA – Tom Schaniel (Inyo County) reported Inyo County was still an interested party in the property, but property transfer had not taken place as of September 7, 2017.
  - b. Mt. Whitney Fish Hatchery – There were no new updates regarding Mt. Whitney Fish Hatchery during this quarter.
3. Lincoln
  - a. There was discussion about considering potential brownfield sites for the next grant period.
4. Mineral
  - a. School District Property Updates – Eric Hamrey (Mineral County) reported there were no new updates relating to the Mineral County School District properties and suggested working to identify alternative Mineral County brownfields sites.
5. Nye
  - a. Public Works Buildings 1 & 2 – The Analysis of Brownfields Cleanup Alternatives (ABCA) had been developed. Next steps for the Public Works Buildings 1 & 2 included submitting the Community Relations Plan to the Environmental Protection Agency (EPA) for review and approval, then initiating the public comment period for the ABCA.
  - b. Fixed Base Operator (FBO) Building – Cleanup of the FBO Building was pending publication of a Request for Proposals and selection of a contractor.
  - c. Tonopah Library Expansion Project – The Phase I Environmental Site Assessment (ESA) completed on August 14, 2017, identified potential underground heating oil tanks, asbestos containing building materials, and lead-based paint as recognized environmental conditions. Dellinger confirmed the Town of Tonopah was willing to wait until the beginning of the next RDSBC grant period to complete the Phase II ESA.
6. White Pine
  - a. Central Ely School – The Phase I ESA determined there was a potential for lead based paint, asbestos containing materials, and mold growth. Continued assessment was pending decisions regarding redevelopment options.
  - b. Pearce Addition parcels near Ely, Nevada – The Pearce Addition parcels were assessed through the Nevada State Brownfields Program prior to the White Pine County 2016 tax auction. Both parcels were sold during the auction and the Nevada Brownfields Program was coordinated with the property owners to implement institutional controls, as appropriate.
  - c. McGill Ballpark –White Pine County was awarded \$996,199 in Southern Nevada Public Land Management Act (SNPLMA) funds to complete redevelopment of the McGill Ballpark, an RDSBC brownfield site initially assessed during the 2011 Brownfields Coalition Assessment Grant period.

#### **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. The biological evaluation conducted to ensure compliance with the Endangered Species Act (ESA) was submitted to the EPA on August 29, 2017. There was discussion regarding finalizing other funding necessary to complete the project. Christensen noted that the ABCA and cleanup planning process could also include identifying other funding mechanisms to facilitate redevelopment.
2. Public Works Buildings 1 & 2 – Nye County agreed to move forward with the application for the RLF cleanup concurrent with the ABCA public comment period for more efficient cleanup and reuse scheduling. The biological evaluation conducted to ensure compliance with the ESA was submitted to the EPA on August 29, 2017.
3. Silver Peak Properties – The Nevada Brownfields Program Limited Phase II Site Investigation report was in development as of September 7, 2017.

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

1. Local and Regional Banks – Hamrey, Schaniel, Dellinger, Drevdahl, and Pyle voted to move forward with direct marketing utilizing the list of contacts developed for local and regional lending institutions. Schaniel requested a copy of the list of Inyo County lending institution contacts to ensure current and correct prior to distribution.

#### **VII. Open Discussion**

There was discussion regarding the 2017 National Brownfields Training Conference scheduled for December 5, 2017, to December 7, 2017, in Pittsburgh, Pennsylvania. Grant funding would be available to pay for attendance and travel for interested county representatives of the RDSBC.

#### **VIII. Action Items**

1. Schlick agreed to send the White Pine County section of the Area Wide Plan to Pyle for review and comment.
2. Schlick agreed to provide the list of Inyo County financial institution contacts to Schaniel.
3. Schlick agreed to provide previous assessments conducted for properties in White Pine County to Pyle.
4. Schlick agreed to initiate direct marketing to lending institutions across the coalition area.
5. Schlick agreed to develop a Doodle Poll to determine availability for the December 2017 Quarterly Meeting.

#### **IX. Next Meeting**

The next meeting will be the first meeting of the next grant period. A Doodle Poll will be developed for scheduling a December 2017 meeting.