

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

Quarterly Meeting Summary
January 3, 2019; 11:00 am – 11:30 am
Teleconference

Attendees:

Lorina Dellinger – Nye County
Danielle McKee – Nye County
John Klenke – Nye County
Lauren Farmer – Nye County
Bryan Pyle – White Pine County
Tom Schaniel – Inyo County
Virginia Sanchez – Duckwater Shoshone Tribe
Kim Townsend – Duckwater Shoshone Tribe
Eileen Christensen – BEC Environmental, Inc. (BEC)
Rachel Schlick – BEC
Kelly Sheehan – BEC

Acronyms:

AWP – Area Wide Plan
CDFW – California Department of Fish and Wildlife
EPA – Environmental Protection Agency
FAA – Federal Aviation Administration
RFP – Request for Proposal
RLF – Revolving Loan Fund
SAP – Sampling and Analysis Plan
SHPO – State Historic Preservation Office
USDA – United States Department of Agriculture

I. Introductions and Announcements

Lauren Farmer was welcomed as Nye County’s new Grant Manager.

II. General Updates

There was discussion about scheduling public meetings in each locality during the first quarter in 2019 to provide updates to officials and the public. Dellinger, Pyle, and Schaniel approved participating in meetings with local real estate agencies/agents and local financial institutions to promote local Brownfields opportunities. Schaniel offered to contact a local realtor’s group, real estate community, and the banking community for outreach opportunities. BEC agreed to distribute a list of potential meeting dates to coordinate availability.

There was discussion of public interest in tracking brownfields activities. Website updates were in review with Nye County.

III. Region Specific Updates

1. Duckwater Shoshone
 - a. Sanchez informed the coalition the Duckwater Shoshone section of the draft Rural Desert Southwest Brownfields Coalition (RDSBC) Area Wide Plan was in review with tribal administration. Once approved, the content would be published on the Duckwater Shoshone information section of the RDSBC website.
 - b. There was discussion of mapping suitable land for photovoltaic (PV) development using information in the existing Renewable Energy Feasibility Assessment document. Sanchez approved.
2. Esmeralda
 - a. No updates on Silver Peak properties occurred during the previous quarter.
 - b. Ongoing efforts to identify the Coaldale Junction property manager occurred throughout the quarter.
3. Inyo
 - a. There was discussion regarding points of contact for the Veterans Services Properties. Schaniel agreed to provide contact information. BEC agreed to change the project name to Clarke Street Properties as the project was no longer associated with Veterans Services.
 - b. The Wye Road project in Bishop, California was mostly complete. Half the land was in development as a Grocery Outlet set to open in February or March 2019. Schaniel informed the coalition ongoing coordination to develop the remainder of the property occurred between Inyo County and the property owner throughout the quarter.
 - c. The Mount Whitney Fish Hatchery was being assessed by contractors selected by the California Department of Fish and Wildlife (CDFW) at the end of the quarter.
 - d. No new potential brownfield sites were identified.
4. Lincoln
 - a. The Gem Theatre Sampling and Analysis Plan was in development at the end of the quarter. The property was purchased, and the new owner was working to establish a non-profit organization.
5. Mineral
 - a. No new updates for Mineral County brownfields were identified.
6. Nye
 - a. The Tonopah Library Expansion Phase II Limited Environmental Site Assessment was in review with Klenke.
 - b. Highway 160 parcels eligibility evaluations were approved by the Environmental Protection Agency (EPA) in December 2018. Dellinger, Pyle, and Schaniel voted to authorize Phase I Environmental Site Assessments be completed for these parcels. Schlick noted the site access would be written into a purchase agreement. Phase I Environmental Site Assessment activities were anticipated to commence in January 2019.

c. Nye Regional Medical Center technical assistance United States Department of Agriculture (USDA) Grant was proceeding. There was ongoing coordination to identify potential brownfields opportunities to facilitate to facilitate healthcare opportunities.

7. White Pine

- a. Pyle identified a potential brownfield at the Plaza Hotel in Ely, Nevada. The Plaza Hotel property owner was considering brownfield program participation. Ongoing coordination with the property owners occurred throughout the quarter.
- b. Pyle noted White Pine County was facing a housing crisis. The White Pine Board of County Commissioners and development co-ops have prioritized addressing this need and potential opportunities to leverage the brownfields program to facilitate development. Pyle authorized BEC to contact Commissioner Richard Howe and Bill Brewer, Director of Nevada Rural Housing Authority, regarding housing development. Christensen offered to contact developers in the Workforce Housing Development Program to begin communications.

IV. Financial Status by Task and Cumulative Expenditures to Date

1. No updates.

V. Revolving Loan Fund (RLF)

1. The Tonopah Airport Fixed Base Operator (FBO) building and Public Works Buildings 1 and 2 cleanups were combined to minimize mobilization charges. Electrical concerns at the FBO building were being evaluated. A meeting was scheduled for January 7th to evaluate solutions. The project was anticipated to be awarded at a Nye County Board of County Commissioners Meeting on the 22nd or 23rd of January.

VI. Open Discussion

VII. Action Items

1. Schlick stated she would send out a Doodle Poll to schedule the next quarterly meeting.

VIII. Next Meeting

1. Tentatively 1st or 2nd week of March.