

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

**Quarterly Meeting Summary**  
**March 6, 2019; 11:00 am - 12:00 pm**

**Teleconference**

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**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  
Kim Townsend – Duckwater Shoshone Tribe  
Lisa Hanusiak – EPA Region 9  
Eileen Christensen – BEC Environmental, Inc. (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**

Christensen stated Nye County has offered to provide the services of its Public Information Officer, Arnold Knightly, to facilitate Facebook and other social media updates to enhance outreach efforts for the Rural Desert Southwest Brownfields Coalition (RDSBC) program.

**II. General Updates**

Christensen announced Rachel Schlick (BEC) was unable to attend this meeting as she was providing County briefings on the status of Brownfield projects in Lincoln, Esmeralda, and Mineral Counties. Additionally, Schlick had made appointments to speak with local stakeholders to discuss the Brownfields Program and potential future collaboration with real estate and economic development organizations within each county.

There was discussion relevant to the availability of website updates. Based on information provided by TerraSpectra Geomatics, the updates are anticipated to be available on the website by the end of March 2019.

### **III. Region Specific Updates**

#### **1. Duckwater Shoshone**

- a. Christensen thanked Townsend and Sanchez for the comments and information they provided to Schlick to update the Duckwater Tribe's section of the Area Wide Plan.
- b. Townsend stated the Duckwater Tribe has requested consideration of two sites (the current fuel tank location and the solid waste collection site) for the Brownfields program. The Tribe intends to move the existing fueling facility to a new location on the reservation that would be more protective of water quality in the area. They would like the existing location to be assessed and, if necessary, cleaned up. The Tribe also recently identified a key cultural site beneath their existing solid waste storage area. They would like to move the existing solid waste storage facility to a new location and to review options for protecting the cultural resources.
- c. All coalition members present at the quarterly meeting approved selection of the two Duckwater Tribe sites for evaluation criteria checklist submittal to EPA Region 9 for consideration.

#### **2. Esmeralda**

- a. Schlick had requested information regarding Tracy Bilyeu's sites in Silver Peak be discussed with the group, as his property is being listed for sale on the Brownfields Listing forum. Schlick had asked this information be shared among all RDSBC representatives, as the opportunity for listing properties on this forum is available to all members and Brownfields participants.
- b. During the RDSBC update presentation to the Esmeralda County Board of Commissioners on March 5, 2019, Schlick requested assistance from the Commissioners and staff to contact the current property owner for the Coaldale Junction site to inform them of the potential for using the Brownfields Program to continue cleanup efforts at that location.

#### **3. Inyo**

- a. Schaniel agreed to provide the contact information for the Clark Street Property owners to Schlick to facilitate communications in gauging their potential interest in the Brownfields Program.
- b. Schaniel stated he was happy to announce half of the Wye Road Property has completed construction, or almost completed construction, for a retail operation at the site, and the owner of the other half of the property was in active discussions with the County to co-locate multiple County services in a facility to be built at that location.
- c. Per Schaniel, the Mt. Whitney Fish Hatchery contaminant issues are being addressed through a process alternative to Brownfields and seemed to be moving forward.

d. No new potential brownfield sites were identified, but Schaniel is constantly discussing the program with new developers and believes there may be some upcoming opportunities in the future.

4. Lincoln

a. The Gem Theatre Phase II Sampling activities were completed on Tuesday, March 5, 2019. The report will be submitted for technical review to Nye County upon completion. The current property owner may be interested in using the Revolving Loan Fund or subgrant to help clean up contamination at the site prior to the redevelopment process.

b. Christensen asked if the Coalition Members would be willing to consider an additional participant (Jeff Fontaine of the Lincoln County Economic Development Authority) at the meetings to help represent Lincoln County, as Cory Lytle is often unable to participate due to his current workload and responsibilities at the County.

c. All Coalition Members voted in favor of inviting Jeff Fontaine to participate in future meetings as a representative for Lincoln County, subject to Lincoln County's concurrence.

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 complete, but the next steps for that project are pending decision from the Library District. Chris Mulkerms (Town of Tonopah) provided information about the Brownfields redevelopment process to the Library District. The Library District was still considering options, including a potential Alternatives to Brownfields Cleanup Alternatives (ABCA), for the site.

b. Highway 160 parcels eligibility evaluations were approved by the Environmental Protection Agency (EPA). The assessments were pending receipt of signed property access agreements from the current owners.

c. Nye Regional Medical Center's project was mentioned as an opportunity for leveraging the State's 128a Brownfields program grant in special cases where the site would not otherwise be eligible for the County's 104k grant.

7. White Pine

a. Bryan Pyle discussed his recent meeting with Schlick and Christensen to identify potential sites for redevelopment to help address the housing crisis in Ely. He stated he is working with Catherine Bakaric (White Pine County) to identify other potential properties on the Treasurer's Trust List.

b. Jacob Brunson purchased one of the Pearce Addition properties (a former landfill) that had been scraped to remove solid waste through the State of Nevada's Brownfields Program several years ago. Brunson was proposing to graze cattle on the property but expressed concern regarding potential soil contamination mentioned in the Phase I Environmental Site Assessment (ESA) performed through the State's program. He is requesting a Phase II ESA to address his concerns.

- c. All coalition members present at the quarterly meeting approved selection of the Brunson property (former Pearce Addition property) for evaluation criteria checklist submittal to EPA Region 9 for consideration.

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

Christensen asked if Farmer might be able to develop a status report for expenditures to date for the next Quarterly meeting. Farmer stated she did not believe this would be a problem and would prepare something for the next meeting.

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

McKee updated the Coalition on the status of contractors for the Tonopah Airport Fixed Base Operator (FBO) building and Public Works Buildings 1 and 2 cleanups. She stated the electrical contractor quotes had been requested and Nye County Public Works anticipated selecting the electrician by the end of the week. Selection of the abatement and demolition contractor for the sites was agendaized for the Nye County Board of Commissioners meeting on Monday, March 11, 2019. McKee anticipated demolition would begin on April 1, 2019.

Hanusiak stated that, in response to Christensen's question about the EPA's process for National Environmental Policy Act (NEPA) compliance, EPA considers the Analysis of Brownfields Cleanup Alternatives (ABCA) to satisfy that compliance requirements. She offered to follow up with an e-mail to verify that information. Christensen explained to the rest of the Coalition members that the contractor for the Tonopah Airport stated the Federal Aviation Administration was requesting the information for their own purposes in completing the new Airport Layout Plan that will depict removal of the FBO Building.

#### **VI. Open Discussion**

None.

#### **VII. Action Items**

Schaniel reminded the Coalition Members that Schlick requested an in-person venue for consideration in holding the next Quarterly meeting. The Coalition members discussed several potential sites but agreed Tonopah would be a good venue for the next meeting.

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

#### **VIII. Next Meeting**

1. Tentatively 1<sup>st</sup> or 2<sup>nd</sup> week of June 2019.