

Rural Desert Southwest Brownfields Coalition Assessment

and

Brownfields Revolving Loan Fund Program

Quarterly Meeting Summary

July 30, 2019; 1:00 pm – 2:00 pm

**Nye County Administration Building
101 Radar Road, Tonopah, Nevada 89049
Teleconference**

Attendees:

Lorina Dellinger – Nye County
Danielle McKee – Nye County
John Klenke – Nye County
Lauren Farmer – Nye County
Tim Dahl – Nye County
Arnold Knightly – Nye County
Bryan Pyle – White Pine County
Tom Schaniel – Inyo County
Virginia Sanchez – Duckwater Shoshone Tribe
Kim Townsend – Duckwater Shoshone Tribe
Alyssa Krag-Arnold – Nevada Division of Environmental Protection
Lisa Hanusiak – EPA Region 9
Eileen Christensen – BEC Environmental, Inc. (BEC)
Rachel Schlick - BEC

Acronyms:

AWP – Area Wide Plan
BTEX – Benzene, Toluene, Ethylbenzene, Xylenes
CDFW – California Department of Fish and Wildlife
EPA – Environmental Protection Agency
FAA – Federal Aviation Administration
FBO – Fixed Base Operator
LRWQCB – Lahontan Regional Water Quality Control Board
NDEP – Nevada Division of Environmental Protection
RDSBC – Rural Desert Southwest Brownfields Coalition
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

Schlick announced the successful completion of the Tonopah Airport Fixed Base Operator (FBO) Building celebration.

II. General Updates

Tom Schaniel discussed scheduling public and industry outreach meetings in Inyo County in September. Schlick agreed to follow up with Schaniel to coordinate.

Schlick noted TerraSpectra completed the website updates and the hand-off of website management would occur over the next quarter.

The Area Wide Plan was still in development. Demographic data was being obtained by the Duckwater Tribe. Drafts of the other locality chapters were planned to be completed over the next quarter.

III. Region Specific Updates

1. Duckwater Shoshone

- a. Solid Waste Area - The Solid Waste Area Phase I Environmental Site Assessment was complete. Sanchez informed the Coalition the Tribe was considering options for training and relocating the solid waste area. These steps would help guide the next assessment steps.
- b. Aboveground Storage Tanks - Schlick informed the Coalition the above ground fuel tank was not eligible for funding through the Rural Desert Southwest Brownfields Coalition (RDSBC), but alternative funding mechanisms were being researched. Sanchez informed the Coalition the Tribe was still looking for a suitable alternative location for the tank and were researching key-lock systems.

2. Esmeralda

- a. Silver Peak - Schlick informed the Coalition the Silver Peak properties were on the Brownfields Listing website, but only visible to paid subscribers.
- b. Coaldale Junction - Schlick discussed information obtained during the Esmeralda County Board of Commissioners meeting during the previous quarter. The Commission discussed approaching the Coaldale Junction property owner directly because continued cleanup would require their voluntary participation in the program.

3. Inyo

- a. Clark Street - Schaniel provided an overview of the Clark Street Properties in Inyo County. The properties were initially enrolled in the program as part of a Veteran's Services project, but the transaction fell through. The property name was changed to reflect the change in planned reuse. Schaniel noted Schlick should contact the property owners to proceed through the program.
- b. Wye Road - Schaniel informed the Coalition the Wye Road was continuing its successful redevelopment. In addition to the portion of the property already developed as a grocery outlet, the remaining portion of the property would be redeveloped as a combined Inyo County services building.
- c. Mt. Whitney Fish Hatchery - Schaniel noted Hanusiak provided updates on the property progress throughout the quarter. The consultant requested site closure from Lahontan Regional Water Quality Control Board (LRWQCB) based on low concentrations of Benzene, Toluene, Ethylbenzene, and Xylenes (BTEX).

LRWQCB had not yet responded. He was unsure if the County intended to proceed with acquiring the property.

4. Lincoln
 - a. Gem Theatre – Schlick informed the Coalition the property owner successfully established a non-profit and was in process of completing the grant application for site cleanup.
5. Mineral
 - a. Christensen discussed a proposed connected park or greenspace identified by Shelley Hartmann (Mineral County Economic Development) for the community of Walker Lake. Specific parcels were not identified, but more information was expected through the next quarter.
6. Nye
 - a. Tonopah Library Expansion - Dellinger informed the Coalition the Tonopah Library District would coordinate with Nye County to complete the grant application in early August.
 - b. Nye Regional Medical Center was discussed as a potential brownfield site for the RDSBC after transfer, to facilitate redevelopment to provide necessary medical services to west-central Nevada.
7. White Pine
 - a. Schlick noted the Old White Pine County Landfill – Brunson Property Sampling and Analysis Plan was in development and a scoping discussion with the U.S. Environmental Protection Agency (EPA) was being planned.
 - b. Bryan Pyle noted the Plaza Hotel and Ely Hotel Bar were located in downtown Ely. The Ely Hotel Bar was located next to a popular dining establishment, Rack's. Schlick noted the Plaza Hotel Phase I was complete and the Sampling and Analysis Plan was in development based on the outcome of a scoping discussion with the EPA. The site visit for the Ely Hotel Bar Phase I was anticipated to occur at the same time as the Phase II work at the Plaza Hotel.
 - c. Bryan Pyle noted the Avenue O Alleyway and 50 Club properties were tax foreclosed properties held in Treasurer's Trust and may provide future opportunities for the RDBSC program.

IV. Financial Status by Task and Cumulative Expenditures to Date

V. Revolving Loan Fund (RLF)

Schlick congratulated Nye County on a successful cleanup celebration at the new Tonopah Airport Fixed Base Operator Building. Nye County submitted a request for No Further Action letter to the Nevada Division of Environmental Protection (NDEP) after confirmation sample results indicated no significant contamination remained on site. NDEP sent the No Further Action letter to Nye County on July 25, 2019.

The Nye County Public Works Buildings 1 & 2 cleanup and demolition project was also completed during the previous quarter.

Two projects were identified as potential cleanup grant recipients: The Gem Theatre project in Pioche, Nevada, and the Tonopah Library District expansion project in Tonopah, Nevada.

VI. Open Discussion

Hanusiak mentioned the Fiscal Year 2020 Brownfields Assessment Grant applications would be available soon. The proposal would be due before the end of December 2019. In order to qualify for additional assessment funding, the grantee must have spent 70% of the current grant. In addition, Hanusiak noted she would be able to answer specific questions only prior to the opening of the application period.

VII. Action Items

- Schaniel and Schlick will coordinate and participate in public meetings and industry outreach meetings in Inyo County.
- Schlick will send out a Doodle Poll to schedule the next quarterly meeting.

VIII. Next Meeting

1. Tentatively 3rd or 4th week of September 2019.