

Rural Desert Southwest Brownfields Coalition Assessment

and

Brownfields Revolving Loan Fund Program

Quarterly Meeting Summary

October 2, 2019; 10:00 am – 11:00 am

Teleconference

Attendees:

Lorina Dellinger – Nye County
Bryan Pyle – White Pine County
Warren Graham – Duckwater Shoshone Tribe
Kim Townsend – Duckwater Shoshone Tribe
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 Lisa Hanusiak (EPA), Tom Schaniel (Inyo County), and John Klenke (Nye County) would not be able to attend this meeting.

Lytle introduced a potential new brownfields site for Lincoln County. The County was considering acquiring the former mining mill site in Pioche, but had concerns about soil contaminants and asbestos containing materials in the furnace area.

II. General Updates

The Inyo County public meetings did not take place during the previous quarter due to Schlick being unexpectedly out of the office for an extended period of time. Inyo County public meetings were planned to occur over the next quarter.

The Rural Desert Southwest Brownfields Coalition (RDSBC) Facebook page (<https://www.facebook.com/RDSBCofficial/>) was updated throughout the quarter. The most recent

update was a video of the Tonopah Airport Fixed Base Operator (FBO) Building cleanup ceremony, which had been edited by Arnold Knightly (Nye County). There was discussion of increasing the number of page followers. Schlick agreed to distribute a link to the Facebook page to coalition members.

The RDSBC website transition was in progress at the end of the quarter. TerraSpectra, the subconsultant previously responsible for hosting, maintaining, and updating the website, held a training session on September 23, 2019, which was attended by Arnold Knightly (Nye County), Kelly Sheehan, and Martin Lopez (BEC). The next website updates were anticipated to include updating the list of quarterly meeting agendas and summaries available for download.

The RDSBC Area Wide Plan was in development over this quarter. BEC committed to submitting drafts of each locality chapter over the next quarter. Each coalition representative would be given an opportunity to review their chapter as drafts were prepared. Graham did not have information regarding the status of obtaining good demographic data for the Duckwater Shoshone Tribe, but understood the Tribe's Health Office was working on acquiring this data.

III. Region Specific Updates

1. Duckwater Shoshone
 - a. Solid Waste Area – Graham informed the RDSBC members the Tribal Council was meeting October 3, 2019, to discuss the next steps for cleaning up and relocating the Solid Waste Area. Schlick agreed to follow up with Graham regarding the Tribal Council's decision.
2. Esmeralda
 - a. Coaldale Junction – Klenke, Hanusiak, Schlick, and Christensen visited Coaldale Junction after the Tonopah Airport FBO Building Cleanup Ceremony. Per Schlick, the Esmeralda Commissioners are working on plans for facilitating the cleanup of blighted properties.
3. Inyo
 - a. Clarke Street – No updates regarding the Clarke Street Properties occurred throughout this quarter.
 - b. Mt. Whitney Fish Hatchery – Schlick noted the site was listed as open – eligible for closure as of July 16, 2019. The associated soil vapor, soil, and groundwater assessment report was uploaded to the California database GeoTracker when it was submitted to Heidi Calvert, the Department of Fish and Wildlife case officer. The report is available for download.
 - c. Pittsburgh Plate and Glass (PPG) Plant – Schlick provided a brief history of this brownfield site. It was originally enrolled in the RDSBC program during the 2011 grant period. A Phase I Environmental Site Assessment (ESA) and Phase II ESA were completed. The property owner was concerned about the cost estimates received to clean up the contamination identified during the Phase II. A release was reported to the Lahontan Regional Water Quality Control Board (LRWQCB) associated with this site, but no action had been taken since it was initially reported in 2014. In July 2019, John Steude, LRWQCB Case Officer, contacted the current property owner and PPG. Based on information provided by Steude, PPG took responsibility for contamination associated with historic operations at the site and cleanup planning was ongoing at the end of the quarter.

4. Lincoln
 - a. Pioche Mill – This potential new brownfield site was introduced by Cory Lytle.
 - b. There was brief discussion regarding informing Jeff Fontaine (Lincoln County Regional Economic Development Authority) of opportunities the RDSBC could provide for prospective developers in Lincoln County.
5. Mineral
 - a. Christensen discussed ongoing coordination with Shelley Hartmann (Mineral County Economic Development) throughout the quarter. Hartmann was provided information related to reuse planning opportunities through the brownfields program to facilitate cleanup of the parcels. Hartmann was pursuing dual tracks to facilitate cleanup, including coordinating with the Nevada Division of Environmental Protection (NDEP), throughout the quarter.
6. Nye
 - a. Nye Regional Medical Center (NRMC) was in the process of being transferred to the Hospital District. The NDEP Brownfields Program provided funding for a Phase I ESA on behalf of the prospective purchaser. After property transfer, the NRMC should be eligible to receive additional assistance to facilitate cleanup and redevelopment through the RDSBC.
 - b. Petroleum hazard eligibility forms for four parcels in Lathrop Wells, Nevada, were in review with the NDEP Bureau of Corrective Actions. There was discussion about the potential for redevelopment of these parcels, considering the prospective purchaser owns and operates a store at this intersection.
7. White Pine
 - a. The Brunson Property Sampling and Analysis Plan was in development. Schlick noted additional research was required to provide the environmental information the property would need to proceed with reuse planning.
 - b. The Plaza Hotel Sampling and Analysis Plan was in review with the EPA.
 - c. Bryan Pyle noted construction on the exterior of the Ely Hotel Bar was occurring. Schlick noted the EPA provided soft approval for collecting samples at the Ely Hotel Bar at the same time as the Plaza Hotel Phase II, because the buildings were part of a connected downtown row and were built at the same time and of the same materials. Additionally, the source of a potential vapor encroachment condition for the Plaza Hotel was closer to the Ely Hotel Bar, likely posing an even greater environmental risk.
 - d. The White Pine Community Choir Association requested brownfields assistance to help cleanup and redevelopment a historic building, the Ely Centennial Fine Arts Building. The coalition voted via email to support the project and the site was enrolled into the RDSBC program. Schlick noted the site visit for the Phase I ESA would be conducted in conjunction with the site visits for other Ely assessments to reduce to cost to the grant.

IV. Financial Status by Task and Cumulative Expenditures to Date

Dellinger authorized following up with Lauren Farmer (Nye County Grant Administrator) to attach financial status information to the final meeting summary distributed to coalition representatives.

V. Revolving Loan Fund (RLF)

Schlick noted the final step of completing the Tonopah Airport Fixed Base Operator (FBO) Building cleanup and the Nye County Public Works Buildings 1 & 2 cleanup was to document the project in the EPA's Assessment, Cleanup, and Redevelopment Exchange System (ACRES) database, including financial information.

The owner of the Gem Theatre met with a potential contractor to perform cleanup activities. The contractor provided a cost estimate based on the site visit, and the owner of the Gem Theatre was considering cleanup alternatives.

The Analysis of Brownfields Cleanup Alternatives for the Tonopah Library Expansion site was in development, pending cost estimates for different alternatives. Once the cost estimates were obtained, Schlick planned to coordinate with Chris Mulkerns (Tonopah Library District) to evaluate the alternatives.

VI. Open Discussion

No comments were introduced during the open discussion.

VII. Action Items

- Schlick will send out a Doodle Poll to schedule the next quarterly meeting.
- Schlick will send a link to the official Rural Desert Southwest Brownfields Coalition Facebook page to the coalition representatives.
- Christensen will coordinate with Tom Schaniel to participate in public meetings in Inyo County over the next quarter.
- Draft coalition locality chapters will be distributed over the next quarter for review and comment.
- Schlick will follow up with the Tonopah Library District to discuss costs of various cleanup alternatives to evaluate reuse options.

VIII. Next Meeting

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