

# Rural Desert Southwest Brownfields Coalition Assessment

and

## Brownfields Revolving Loan Fund Program

### Quarterly Meeting Summary

January 14, 2020; 1:00 pm - 1:50 pm

Teleconference

---

#### Attendees:

Lorina Dellinger – Nye County  
Bryan Pyle – White Pine County  
Cory Lytle – Lincoln County  
Danielle McKee – Nye County  
Lisa Hanusiak – US EPA Region 9  
Eileen Christensen – BEC Environmental, Inc. (BEC)  
Rachel Schlick – BEC  
Kelly Sheehan – BEC

#### Acronyms:

ABCA – Analysis of Brownfields Cleanup Alternatives  
AWP – Area Wide Plan  
EPA – Environmental Protection Agency  
FBO – Fixed Base Operator  
LRWQCB – Lahontan Regional Water Quality Control Board  
NDEP – Nevada Division of Environmental Protection  
NRHA – Nevada Rural Housing Authority  
RDSBC – Rural Desert Southwest Brownfields Coalition  
RLF – Revolving Loan Fund  
SAP – Sampling and Analysis Plan

#### I. Introductions and Announcements

#### II. General Updates

Eileen Christensen (BEC) stated she would coordinate with the Inyo County RDSBC representative to provide the annual update to Inyo Board of County Supervisors.

All members present voted to hold annual locality updates during the January to March quarter.

There was discussion regarding opportunities to leverage multiple sources to facilitate redevelopment.

Rachel Schlick (BEC) noted the Federal Highway Administration website included a page promoting brownfields program utilization. A link to this information will be distributed (<https://www.fhwa.dot.gov/environment/brownfields/>).

The National Brownfields Conference 2019 was a success. Lorina Dellinger (Nye County) noted a focus on the communities involved in brownfields restoration and recommends holding future community/town board meetings to promote the benefits of the brownfields program. Schlick noted

financing aspect education at the conference was a great learning opportunity. BEC will provide a list of relevant presentations that took place at the conference to distribute to the Coalition.

Schlick announced a meeting will take place between BEC and Arnold Knightly (Nye County) on January 17, 2020, to discuss updates to the website and the Facebook page.

Drafts of the AWP chapters were put on hold due to the increase in the amount of coalition projects that would require AWP edits during the previous quarter. Drafts are to be completed in the January to March quarter.

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

1. Duckwater Shoshone
  - a. Solid Waste Area – No updates were discussed.
2. Esmeralda
  - a. No new brownfields sites identified last quarter.
3. Inyo
  - a. Mt. Whitney Fish Hatchery received a No Further Action letter from Lahontan Regional Water Quality Control Board (LRWQCB). Dellinger recommended a summary of the successes of this project to help accomplish future RDSBC projects. Success was in part thanks to engagement of those involved who helped provide multiple lines of interest to assist in project awareness.
  - b. Pittsburgh Plate and Glass (PPG) facility – Christensen stated this project prompted encouragement to pursue access agreements and owner awareness regarding their responsibilities and how the program can assist in cleanup and redevelopment. Support and positive influence for the owners encourages progress. PPG accepted their role as the responsible party for portions of the contamination site directly related to former facility operations. A meeting with John Steude (Lahontan), Tom Schaniel (Great Basin Unified Air Pollution Control District), Hadley Stamm (PPG), and Tani Tatum (owner) is scheduled for January 21 or 28, 2020.
  - c. Wye Road – The Phase I completed to facilitate property transfer of the north portion of the Wye Road property was completed in December 2019. On-going coordination was anticipated through next quarter to provide developer updates on nearby LRWQCB case of interest. The southern portion was developed as a grocery outlet. This site was proposed as the future location of a multi-use government office building by Inyo County.
4. Lincoln
  - a. Gem Theatre – Cleanup/redevelopment was cancelled by Michelle Orr (Pioche Community and Economic Development Corporation), who stated her intent to move out of the community and possibly sell the property.
5. Mineral
  - a. No new brownfields sites identified this last quarter.

- b. Schlick noted the Northern Nevada Development Authority may provide a new avenue to brownfields site identification in Mineral County since they are the economic development authority for the County now.
- 6. Nye
  - a. Tonopah Library Expansion Property – Analysis of Brownfields Cleanup Alternatives (ABCA) is in development.
  - b. Nye Regional Medical Center – Follow-up Phase I was completed. Dellinger stated ownership transition to the Hospital District is close to being complete.
  - c. Lathrop Wells Sites – A gas station owner requested assistance to assess four properties (Lathrop Wells sites) before acquiring them for redevelopment. These assessments were completed.
  - d. The Nevada Rural Housing Authority (NRHA) sites – The NRHA requested for two sites in Tonopah to be assessed. The Phase I ESAs were in review.
  - e. Pahrump Fairgrounds Development Area – A Phase I was authorized and completed in support of an Environmental Assessment to construct a drainage basin, channels, parking lot, and community center
- 7. White Pine
  - a. Brunson Property – The Sampling and Analysis Plan (SAP) was approved by John Klenke (RDSBC Technical Coordinator) and the EPA.
  - b. Plaza Hotel – Phase II ESA review in progress.
  - c. Ely Hotel Bar – Phase II ESA review in progress.
  - d. Centennial Fine Arts Center – Phase II ESA review in progress.
  - e. E-Lee Ford Property – Eligibility for redevelopment is being researched.

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

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

- 1. Lisa Hanusiak (EPA) confirmed no further steps are needed for finalizing activity on the Public Works Buildings 1 and 2 and the Fixed Base Operator (FBO) Building in Tonopah.
- 2. The Gem Theatre Application will not be pursued, and Orr released the funding opportunity.
- 3. The Coalition members present voted to ask the White Pine County Choir Association if they would like to be a recipient of a subgrant for use in the renovation of the Centennial Fine Arts Center in Ely.
- 4. The Tonopah Library Expansion ACBA is drafted and alternatives will be discussed and voted on at the Library District board meeting set to take place January 22, 2020. They may be ready to proceed with the subgrant process following the discussion.

## **VI. Open Discussion**

The Tonopah Hangar was brought up for discussion. Hanusiak stated restoration options were being reviewed. She discussed putting together a Redevelopment Plan to discover potential uses and follow up with seeking resources. Dellinger stated Nye County would be willing to coordinate with Hanusiak to develop a plan for the Tonopah Hangar.

No other comments were introduced during the open discussion.

## **VII. Action Items**

Schlick will send out a Doodle Poll to schedule the next quarterly meeting.

## **VIII. Next Meeting**