

Rural Desert Southwest Brownfields Coalition Assessment

and

Brownfields Revolving Loan Fund Program

Quarterly Meeting Summary

September 10, 2020; 11:00 am – 12:00pm

Teleconference

Attendees:

Lorina Dellinger – Nye County
Samantha Kramer – Nye County
Annette George – Duckwater Tribe
Cathreen Richards – Inyo County
Bryan Pyle – White Pine County
Jeff Fontaine – Lincoln County Regional Economic Development Authority
Amy Miller – Northern Nevada Development Authority
Paul Miller – Southwest Central Regional Economic Development Authority
Lisa Hanusiak – US EPA Region 9
Alana Holt-Hall – BEC Environmental, Inc. (BEC)
Kelly Sheehan – BEC
Rachel Schlick – BEC

Acronyms:

ABCA – Analysis of Brownfields Cleanup Alternatives
AWP – Area Wide Plan
CDBG – Community Development Block Grant
EPA – Environmental Protection Agency
ESA – Environmental Site Assessment
HUD – U.S. Department of Housing and Urban Development
LRWQCB – Lahontan Regional Water Quality Control Board
MOA – Memorandum of Agreement
NDEP – Nevada Division of Environmental Protection
NRHA – Nevada Rural Housing Authority
PPG – Pittsburgh Plate and Glass
RDSBC – Rural Desert Southwest Brownfields Coalition
RLF – Revolving Loan Fund
SAP – Sampling and Analysis Plan

I. Introductions and Announcements

Annette George (Duckwater Tribe) was welcomed as the new Rural Desert Southwest Brownfields Coalition (RDSBC) representative for the Duckwater Tribe. Amy Miller (Northern Nevada Development Authority) and Paul Miller (Southwest Central Regional Economic Development Authority) were welcomed as first-time attendees to the RDSBC quarterly meeting.

II. General Discussion

1. Public Outreach
 - a. Annual RDSBC presentations for Mineral County and Inyo County, which had been delayed due to COVID-19 restrictions, were scheduled for September 16, 2020, and October 6, 2020, respectively. Cathreen Richards (Inyo County) requested Kelly Sheehan (BEC) coordinate with Darcy Ellis (Inyo County) to ensure the agenda item request was approved.
2. Website Updates
 - a. Website updates were discussed briefly. Primary changes included updating locality representatives on the rdsbc.org/contact-us page.

III. Region Specific Updates

1. Duckwater Reservation
 - a. Solid Waste Area - Sheehan provided a summary of the two potential new locations discussed during her July 30, 2020, visit to Duckwater Reservation. There was discussion regarding the next steps to facilitate site cleanup and prevention of new brownfields. Annette George (Duckwater Tribe) noted the Tribal Council had not selected the new location at this time.
2. Esmeralda
 - a. No new brownfields sites were identified this quarter.
 - b. Paul Miller (Southwest Central Regional Economic Development Authority) noted the Dew Drop Inn and Old Gas Station and Convenience Store in Silver Peak had been purchased and development of the sites was planned. The new property owner was planning to install an aboveground fuel tank as part of the redevelopment process.
3. Inyo
 - a. Pittsburgh Plate and Glass (PPG) facility entered into a Voluntary Cleanup Program agreement with Lahontan Regional Water Quality Control Board (LRWQCB) in April 2020, and the Work Plan was submitted to John Steude (LRWQCB) on June 22, 2020.
 - b. Wye Road – A groundbreaking ceremony for the Consolidated Office Building was held in March for the northern portion of the parcel. Richards noted it appeared construction activity had continued, but no photographs were available.
 - c. No potential Revolving Loan Fund projects were identified this quarter.
4. Lincoln
 - a. Gem Theatre – Melissa Clary (owner) reached out to Jeff Fontaine (Lincoln County Regional Economic Development Authority) and BEC to discuss potential opportunities through the Brownfields program. Schlick noted Ms. Clary was pursuing other grant opportunities to facilitate redevelopment but would consider the brownfields program in the future. Sheehan noted the Gem Theatre Facebook page was updated frequently.
 - b. No new brownfields sites were identified this quarter.
5. Mineral

- a. Amy Miller (Northern Nevada Development Authority) noted there may be sites that could benefit from the brownfields program. Mineral County had not authorized reviewing their eligibility this quarter.
- 6. Nye
 - a. Nye Regional Medical Center – Schlick noted this property had been assessed through the Nevada Division of Environmental Protection (NDEP) Brownfields Program. Northern Nye County Hospital District sites had been identified as priority Revolving Loan Fund projects, and work to identify an appropriate project continued throughout the quarter.
 - b. Lathrop Wells Properties – Schlick noted this property was undergoing a Phase II Environmental Site Assessment through the NDEP Brownfields Program.
 - c. Nevada Rural Housing Authority (NRHA) Sites – Schlick noted the Nevada Rural Housing Authority voted to join the RDSBC for the next assessment grant application.
 - d. Pahrump Fairgrounds Development Area – The Request for Proposals to install the drainage basin and channels was posted on August 24, 2020, and closed on September 10, 2020.
- 7. White Pine
 - a. Old White Pine County Landfill (Brunson Property) – No updates occurred throughout this quarter.
 - b. Plaza Hotel – No updates occurred throughout this quarter.
 - c. Ely Hotel Bar – No updates occurred throughout this quarter.

IV. 2014 Revolving Loan Fund

- 1. Tonopah Library Expansion Property – Hanusiak noted the award amendment to swap out petroleum funding for hazardous substance funding was in progress.
- 2. Centennial Fine Arts Center – Hanusiak noted the award amendment to swap out petroleum funding for hazardous substance funding was in progress.

V. 2020 Revolving Loan Fund

- 1. The new RLF program includes all members of the RDSBC as of June 2020: Duckwater Reservation; Esmeralda, Lincoln, Mineral, Nye, and White Pine Counties, Nevada; and Inyo County, California.
- 2. Schlick noted up to five projects were anticipated to be completed over the next three years. Schlick noted that because there are more RDSBC members than anticipated projects, it will be important to identify sites quickly and prioritize them.

VI. Open Discussion

Schlick discussed transitioning to a remote meeting tool that would allow video conferencing, such as WebEx or Zoom. Schlick agreed to distribute a poll to gauge interest in the change and receive input regarding preferred platforms.

VII. Action Items

Schlick agreed to provide a summary of Inyo County brownfields site information to Cathreen Richards (Inyo County).

Schlick agreed to distribute a poll regarding changing the remote meeting platform to all Coalition member representatives.

VIII. Next Meeting

Schlick will send out a Doodle Poll for availability to schedule the next meeting tentatively during the first week of December 2020.