

Rural Desert Southwest Brownfields Coalition Assessment

and

Brownfields Revolving Loan Fund Program

Quarterly Meeting Agenda

December 9, 2021; 1:00 pm – 1:40 pm Pacific Time

Zoom Conference Call

Topic: RDSBC Quarterly Meeting

Attendees:

Lorina Dellinger – Nye County
Arnold Knightly – Nye County
Pepper Caudill - Nye County
Cathreen Richards – Inyo County
Jeff Fontaine – Lincoln County
Lisa Hanusiak – U.S. EPA Region 9
Tabitha Hamilton – White Pine County
Bill Brewer – Nevada Rural Housing Authority (NRHA)
Stefanie Costa Rica - BEC
Eileen Christensen – BEC

Acronyms:

CDBG – Community Development Block Grant
CDFW- California Department of Fish and Wildlife
CFAC – Centennial Fine Arts Center
DTSC – Department of Toxic Substances Control
EA – Environmental Assessment
EPA – Environmental Protection Agency
ESA – Environmental Site Assessment
NDEP – Nevada Division of Environmental Protection
NNDA – Northern Nevada Development Authority
NRHA – Nevada Rural Housing Authority
RDSBC – Rural Desert Southwest Brownfields Coalition
RLF – Revolving Loan Fund
SHPO – State Historic Preservation Office
SWMP – Solid Waste Management Plan
TLE – Tonopah Library Expansion

I. Announcements

NyE Communities Coalition (NyECC) submitted a Community-wide Assessment Grant application per the FY2022 Guidelines for Brownfield Assessment Grants on December 1, 2021.

- Center for Creative Land Recycling (CCLR) review of the draft application was completed on 11/22/2021.
- Comments received from CCLR were incorporated and final application submitted by Stacy Smith (NyECC) on 12/1/2021.

- Application included support from Nevada Rural Housing Authority, SWCREDA and NDEP.
- From Lisa Hanusaik, NyECC will likely hear results of grant application around May, 2022.

II. General Discussion

1. Public Outreach
 - a. Outreach Information Located Here:
<https://www.rdsbc.org/outreach/>
2. RDSBC Website Updates
 - a. Agendas and Meeting Summary from last quarter were uploaded on 11/22/2021.
 - b. Website was down temporarily due to IP issues for less than 24 hours, but the site is back up and running.

III. Region Specific Updates

1. Duckwater Shoshone
 - a. Solid Waste Area – This site was submitted for future assessment consideration under the NyECC application submitted on December 1, 2021.
2. Esmeralda
 - a. Coaldale Solar Energy Project – Still having the challenge of trying to contact the property owner.
 - b. NDEP Brownfields Application submitted for three structures:
 1. Silver Peak Community Center (CDBG Project)
 2. Fish Lake Valley Community Center (CDBG Project)
 3. Labarthe House behind the Goldfield Community Center
3. Inyo
 - a. Green Space Project near Olancha soda ash pile - Considered one of Inyo's priority sites for redevelopment.
 1. Looking for additional assessment work for property owned by CDFW. Phase I completed but need Phase II work. Great potential for viewing area/public outreach.
 2. Lisa Hanusiak offered to work with Cathreen Richards to include this site in the potential list of Targeted Brownfields Assessment sites. Lisa offered to contact Cathreen off-line regarding this opportunity.
 - b. Mt. Whitney Fish Hatchery (Tribal Application)
 1. State reparation laws now may facilitate transfer of land from CDFW to the Tribe.

2. Cathreen is looking for more information on grant opportunities to assist the Tribe with assessment and cleanup.
 3. Lisa offered to help Cathreen identify a point of contact at EPA Region 9 for the Tribe to work with.
 4. Lincoln
 - a. Gem Theatre – Jeff Fontaine reached out to Melissa Cleary (Gem Theatre Owner). She is interested, but not yet ready to participate in program.
 - b. NRHA Pioche Housing Project (submitted for future assessment consideration under NyECC Grant Application). Bill discussed this WWII-era project.
 1. Housing authority for the County has been managing the 16-unit project, now 14-units due to fire. The original units were built cheaply, so NRHA is looking to help tear down sub-standard structures and get assessment work done prior to redeveloping site. Timeline still one year out or so.
 2. Project applicant: If the County is the owner and contamination was released during ownership, they would not be eligible. NRHA could then be the sponsor/applicant. County may be applicant if they were not responsible for on-site contamination. Lisa can help address questions directly.
 - c. Jeff has reached out to realtors and other property representatives and is still reaching out to County and other representatives.
 - d. Jeff's question – If County has acquired properties over the years, are they eligible to apply? Per Lisa, if the property was an involuntary acquisition (tax foreclosure/abandoned), then yes, the county would be eligible. Eligibility for the program is partially based on date of acquisition, if a Phase I was conducted prior to acquisition, if the property was acquired before 2002 and no contamination was released during ownership, and similar scenarios.
 - e. "Release of contamination" has to do with industrial activity like gas station, chemical contamination. Fires are not likely to qualify as contaminant release by a responsible party.
 - f. If the property owner is ineligible to apply, alternative applicants may be identified to sponsor the application so a site can participate in the Brownfields Program. Lisa offered to discuss specific scenarios with Jeff.
 5. Mineral
 - a. Monte Carlo – no new updates

- b. Babbitt Industrial Park Update – Tire company purchased a portion of this area for redevelopment ACRES will be updated, accordingly.
- 6. Nye
 - a. Nye County Courthouse (EPA Targeted Brownfields Assessment)
 - 1. Phase I ESA and SAP Completed.
 - 2. Phase II Activities Scheduled for week of 12/13/2021.
 - b. Tonopah Library Expansion Project (See 2014 Revolving Loan Fund (RLF), below)
- 7. White Pine
 - a. McGill Slag Ditch – Coordinated with NDEP at NACO on 9/29/2021
 - 1. NDEP is doing a study above the ditch.
 - 2. Tabitha will be advised of findings by NDEP.
 - b. Centennial Fine Arts Center Project (See 2014 RLF, below)
- 8. Nevada Rural Housing Authority
 - a. Fernley Housing Development Phase I ESA – City owned parcel previously contained a senior center – now demo'd – wanting a Phase I to redevelop the land.
 - 1. Option 1 – NNDA Lyon/Churchill Grant – Likely fastest option
 - 2. Option 2 – NDEP State Program – Takes a bit longer than Option 1
 - 3. Option 3 – TBA through EPA Technical Assistance – Last option due to timeline
 - 4. Can combine options above to assess the subject property.

IV. 2014 Revolving Loan Fund (RLF)

- 1. Includes Esmeralda, Lincoln, Nye, and White Pine Counties, Nevada
- 2. Status of the Tonopah Library Expansion
 - a. Talking with Joe Westerlund and Becky Braska to get bid package completed for cap. Prioritized for early December.
- 3. Status of the Centennial Fine Arts Center
 - a. ABCA sent out earlier this week. RFP recently went out to Engineers/Architects.

V. 2020 Revolving Loan Fund (RLF)

- 1. Includes current members of the RDSBC: Duckwater Reservation; Esmeralda, Lincoln, Mineral, Nye, and White Pine Counties, Nevada; and Inyo County, California
- 2. Up to five projects are anticipated to be completed over the next three years
- 3. Marketing Strategies
- 4. Priority Sites
- 5. Tracking 20% Match

6. Projects that may be RLF opportunities
 - a. Green Space Project: Olancha soda ash pile and Wildlife Trail (Inyo)

VI. Open Discussion

VII. Action Items

1. **Forward contact information for: Bill Brewer, Jeff Fontaine, and Lisa Hanusiak so they can discuss potential future projects and applicant eligibility information for specific projects.**
2. **Forward contact information for: Cathreen Richards and Lisa Hanusiak so they can discuss a potential Targeted Brownfield Assessment Grant for the Olancha soda ash pile and Wildlife Trail project and to discuss tribal contacts that may be able to assist with the Mt. Whitney Fish Hatchery Project.**

VIII. Next Meeting

1. Next meeting is in March – will send out a Doodle Poll