

Rural Desert Southwest Brownfields Coalition

Quarterly Meeting

October 11, 2013 1:30 PM – 2:30 PM

Teleconference

Attendees:

Amy Fanning - Nye County
Levi Kryder- Nye County
Elaine Kabala - Inyo County
Eileen Christensen- BEC Environmental
Jim Garza- White Pine County
Jennifer Hill – BEC Environmental
John Yvon – BEC Environmental

Acronyms:

EPA – Environmental Protection Agency
ESA – Environmental Site Assessment
RMP – Resource Management Plan
F&W – Fish and Wildlife
FBO – Fixed Base Operator
NRHA – Nevada Rural Housing Authority
RLF – Revolving Loan Fund
SHPO – State Historic Preservation Officer
QAPP – Quality Assurance Project Plan
SAP – Sampling and Analysis Plan
BOCC – Board of County Commissioners
MOU – Memorandum of Understanding

I. Introductions

- a. Introductions were made by Ms. Christensen.

II. Coalition Updates on Site Identifications, EPA Approvals & Assessments-

- a. Esmeralda- Sites were presented by Ms. Christensen.
 - 1) Coaldale Phase II ESA - Coaldale Phase II has been completed. Challenges were presented due to the elevated levels of contamination present and issues that were encountered with the drilling rig and depth of groundwater. There has also been a challenge contacting the property owner, Ed Ylst, to install signage to control access to the site. Companies interested in developing the site need to be contacted as well. The RMP designation of the area around the site is being considered for a change, from Visual Resource 3 to Visual Resource 1, which would hinder development. The

site was previously developed as a truck stop and contained hotels, a service garage, underground and aboveground storage tanks and burn pits. The site will require a considerable amount of remediation.

b. Inyo- Sites were presented by Ms. Christensen.

- 1) Amargosa Opera House Evaluation – Efforts to contact the owner have been unsuccessful. If the owner contacts the RDSBC and expresses interest in being included in the program, it can be evaluated at the time.
- 2) Mt. Whitney Fish Hatchery Phase II – Authorization from the California F&W attorneys to begin work on the Phase II is still needed. The attorneys have a copy of the Phase I and have expressed concerns regarding allowing Phase II assessment to move forward.
- 3) PPG Bartlett Phase II – The Phase II ESA is scheduled to begin near the end of November 2013.

c. Lincoln- Sites were presented by Ms. Christensen.

- 1) None

d. Nye- Sites were presented by Ms. Christensen.

- 1) Old Tonopah Courthouse Evaluation – According to Ms. Fanning, options for the courthouse are being explored by County officials. Ms. Christensen suggested the property be put on hold until the County has a clearer plan for possible re-use. No objections were made.
- 2) Tonopah Airport FBO Building Evaluation – The EPA Site Evaluation Form has been delivered to Nova Blazej (EPA) for review.
- 3) Amargosa Mill Site: Institutional Control Test Site – Tim Sutton, District Attorney for Nye County, is developing an institutional control that will address requiring a Phase I ESA for this and other Brownfields sites that are Treasurer’s Trust properties. Historically when contaminated sites are sold at auction, the new owner discovers the contamination, allows the property to be re-posessed by the County as opposed to dealing with the cost and liability associated with clean-up and the property goes back on auction, which starts the process over again. If an ordinance is successfully instituted, it can force contaminated sites to be assessed and begin the clean-up and re-use planning process.

- 4) Armscor Precision Instruments Evaluation – Due to purchase method and lack of sufficient All Appropriate Inquiry, this site is not eligible under the Brownfields Grant Program.

e. White Pine- Sites were presented by Mr. Garza.

- 1) Ely Grade School – The property was purchased from a tax auction by an individual. The Nevada Rural Housing Development Authority (NRHA) is interested in developing the building as an assisted senior living center and affordable multi-family housing building. Mr. Garza spoke with the NRHA and recommended they sign a letter of intent with the property owner which would include a fixed property purchase price and sufficient management rights to perform necessary assessment activities.
- 2) Central Ely School Evaluation – The Central Ely School is currently owned by county treasurer and has gone to action multiple times. As the property is suspected to contain hazardous materials due to its construction date, any potential purchasers would face similar difficulties to those faced by the Ely Grad School owner.
- 3) Plaza Hotel Evaluation – The site was purchased at auction by three to four individuals with the intent to remodel the basement as office space, the ground floor as retail space, the existing second floor as office space and to add an additional floor as office space. The point of contact for the group needs to be contacted for more information on their plans and if they wish to have the site assessed.
- 4) McGill Library Phase II – Organizations such as a senior center and various non-profit groups are interested in moving into any office space that would be developed. The County is willing to give the Town of McGill a long-term lease at a rate of \$1/year. Grant funds for the cost of clean-up need to be identified and applied for.
- 5) Ms. Christensen commented that the PPG Phase II will be completed prior to the McGill Library Phase II due to the fact that the Sampling and Analysis plan has already been approved by the EPA. Ms. Christensen also noted the grant funds can be utilized to cover clean-up and re-use planning. The RLF can be utilized as the Coalition moves forward. The RLF needs to be maintained and made sustainable in order to keep its funds available for as long as possible.
- 6) The status report and report of funds leveraged in the McGill Ball Park have been reported to Ms. Blazej. Mr. Garza stated that SHPO had released the site for demolition and the chosen contractor is ready to move forward with the clean-up. The clean-up costs will be approximately \$25,000 and the redevelopment costs are anticipated to be approximately \$150,000.

III. Program Schedule

- a. Updated progress schedule - Ms. Christensen thanked Ms. Fanning for completion and delivery of the Quarterly Report. Page five contains the measures of success. Ms. Christensen outlined the measures listed on the table and noted that more sites would like to be added to the approved site totals. Completed projects to date include five final QAPP/SAP's, one draft Health and Safety Plan per County, 30 Phase I ESA's, three Phase II ESA's with one in progress and one pending, five clean-up and re-use plans and one in progress, a draft Area-Wide Plan, eight quarterly reports and institutional controls in progress for at least two counties.
- b. Budget status (see second page of this agenda) – Coaldale costs were more than anticipated due to elevated levels of contamination and issues encountered with the drill rig.

Mr. Garza asked if a budget showing the amount budgeted to date versus the amount spent for each task could be given. Ms. Christensen offered to include one in the next quarterly meeting and noted that funds may be re-allocated to increase the amount available for Phase I and Phase II ESA's.

IV. Program Communication & Information Sharing

- a. Report of BoCC presentations to Esmeralda, Nye, Lincoln and White Pine Counties. – The four Nevada counties had presentations given at their BoCC meetings with a status update of the RDSBC and to approve the MOU for the RLF. Inyo is not able to be included in the RLF due to EPA concerns about financial differences in loan documentation for California. EPA representative Noemi Emeric can assist Inyo County with any questions regarding separate financing available in California that Inyo County can apply for.

Ms. Christensen asked if all parties were happy with the level of communication and assistance they were receiving as projects move forward. Mr. Garza replied that communication has been great and noted that it would be nice to use the RLF to benefit non-profits to purchase building in order to redevelop them as opposed to individuals buying them and not completing any redevelopment projects but leaving the buildings vacant. Ms. Christensen replied the RLF cannot be used to purchase capital assets.

V. Public Outreach

- a. BoCC Meetings –Presentations on the status of the project were given to Nevada BoCC's, Ms. Christensen asked if Inyo County needs an update for their BoCC. Ms. Kabala replied that she would check and let BEC know, but she thinks everything is going fine.

VI. Area-Wide Planning

- a. The draft Area-Wide Plan is available. It will be updated and finalized as the grant nears completion. Ms. Kabala noted that she would like to see a copy of the plan as she was recently made the representative for Inyo County. Ms. Hill replied that she would email a copy of the draft plan.

VII. Quarterly Report Update

- a. The Quarterly Report was completed and emailed by Ms. Fanning to Coalition members.

VIII. Institutional Control

- a. All Counties have been introduced to the Institutional Control being proposed by Nye County. Inyo County is exploring alternative options; due to the manner in which they process tax foreclosures, the County does not take ownership of properties and is unable to require assessment in the same manner Nye County is suggesting.

IX. Open Discussion

- a. Ms. Fanning asked if a Phase II is all that is needed for a project to be eligible for funds from the RLF. Ms. Christensen replied that clean-up can be funded through the RLF but pre-assessment work cannot. Clean-up plans can also be funded through the existing grant. The MOU between Nye County and the EPA needs to be reviewed in order to get a clear idea of what will be allowed.

X. Next Meeting

- a. The date and time of the next meeting will be pending due to schedule changes the U.S. Government shut-down may have.

XI. Action Items

- a. Quarterly reports and the identification of new projects will be ongoing. Prior to voting on the inclusion of the Central Ely School, Ms. Christensen suggested speaking with Ms. Blazej. Mr. Garza noted the landowner needs to be contacted to confirm they are willing to participate.