

Rural Desert Southwest Brownfields Coalition Assessment

and

Brownfields Revolving Loan Fund Program

Quarterly Meeting Summary

December 9, 2020; 11:00 am – 11:30am

Zoom Conference Call

Attendees:

Lorina Dellinger – Nye County
Samantha Kramer – Nye County
Arnold Knightly – Nye County
John Klenke – Nye County
Cathreen Richards – Inyo County
Amy Miller – Northern Nevada Development Authority
Lisa Hanusiak – US EPA Region 9
Rachel Schlick – BEC Environmental, Inc. (BEC)
Kelly Sheehan – BEC

Acronyms:

CDBG – Community Development Block Grant
EPA – Environmental Protection Agency
ESA – Environmental Site Assessment
PPG – Pittsburgh Plate and Glass
RDSBC – Rural Desert Southwest Brownfields Coalition
RLF – Revolving Loan Fund

I. Introductions and Announcements

Rachel Schlick (BEC) shared a reminder for representatives to share Match Documentation forms. Schlick agreed to distribute a form to be filled out and returned to her or Sam Kramer (Nye County).

II. General Discussion

Public Outreach was ongoing throughout the quarter, especially in advocating for the Rural Desert Southwest Brownfields Coalition (RDSBC) Revolving Loan Fund (RLF) Program. There was discussion regarding the RDSBC RLF availability in all RDSBC localities. The RDSBC Facebook was updated throughout the quarter.

Cathreen Richards (Inyo County) suggested working with the Member's Chambers of Commerce to market opportunities available through the RDSBC RLF.

Richards offered to obtain points of contact for Bishop and Lone Pine Chambers of Commerce.

Kelly Sheehan (BEC) agreed to share Chambers of Commerce points of contact from the Community Outreach Plan with representatives.

Website updates were discussed briefly. Schlick stated they were ongoing and would continue. The Coalition was encouraged to share the website to boost visits.

Schlick addressed challenges in encouraging Phase I Environmental Site Assessments (ESAs) in advance of property acquisition as an ongoing issue and reminded representatives to encourage completing Phase I ESAs before acquisitions where appropriate.

III. Region Specific Updates

1. Duckwater Reservation
 - a. No new brownfields sites were identified this quarter.
 - b. Solid Waste Area – The RDSBC was awaiting the Tribal Council’s decision on where to re-locate this site on tribal land.
2. Esmeralda
 - a. No new brownfields sites were identified this quarter.
 - b. Schlick agreed to follow up with Paul Miller (Southwest Central Regional Economic Development Authority [SWCREDA]) to request updates on Coaldale Junction and the progress of Silver Peak Properties redevelopment.
3. Inyo
 - a. No new brownfields sites were identified this quarter.
 - b. Mount Whitney Fish Hatchery – Richards passed information regarding potential opportunities through the RDSBC Revolving Loan Fund to Inyo County Administration but had not received a response. Richards noted Inyo County had interest in the Mt. Whitney Fish Hatchery.
 - c. Bishop Site – Richards passed information regarding potential brownfields opportunities to Elaine Cabala (private developer, retail establishment). Richards stated the developer would proceed with the Phase I ESA using private funding.
 - d. Pittsburgh Plate and Glass (PPG) – The revised work plan was approved by Lahontan Regional Water Quality Control Board on November 16th.
 - e. Wye Road – Construction for the Consolidated Office Building was ongoing throughout the quarter.
4. Lincoln
 - a. No new brownfields sites were identified this quarter.
5. Mineral
 - a. The Monte Carlo – The property, a hotel located in Hawthorne, Nevada, which has been out of use since the 1970s, was identified as a potential brownfield by Amy Miller (Northern Nevada Development Authority). Miller noted the property owner, Cassie Hall (Mineral County), acquired the Monte Carlo as part of a larger property acquisition. Redevelopment of this property would assist in revitalizing the main street corridor of Hawthorne. Hall was considering potential brownfields opportunities throughout the quarter
6. Nye
 - a. No new brownfields sites were identified this quarter.
 - b. Nye Regional Medical Center – Lorina Dellinger (Nye County) stated the demolition and re-build process and timeline was approved. Solicitations for Requests for Proposals would publish between December 2020 and January

2021. The Northern Nye County Hospital District anticipated presentations on the submittals at the end of January 2021.
- c. Lathrop Wells – Schlick stated the Phase II ESA was ongoing, pending laboratory results of the groundwater analysis.
 - d. Nye County Courthouse – Dellinger stated the POOL/PACT exterior evaluation indicated no structural damage, and an interior evaluation will be scheduled.
 - e. Pahrump Fairgrounds Development Area – The entire Pahrump Fairgrounds property, not just the development area, was awarded a Community Development Block Grant (CDBG) to conduct an Environmental Assessment of the full parcel and installation of the well and water system.
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 – This property begun redevelopment. The adjoining Racks Bar and Grill extended their outdoor seating area onto the Ely Hotel Bar property.

IV. Financial Status by Task and Cumulative Expenditures to Date

- 1. The Brownfields Assessment Grant Funding was depleted.
- 2. The 2014 RLF was in pause and obligated.
 - a. The RLF funding swap issue: Lisa Hanusiak (EPA) stated a new grant processing database system was in development. The system was shut down since October, delaying the last step for petroleum funding. Hanusiak noted the system was supposed to come online later in December 2020 to allow the funding swap to proceed.
- 3. No projects were selected for the 2018 RLF Program yet.

V. 2014 Revolving Loan Fund

- 1. Tonopah Library Expansion Property – This project’s application will be presented to the Nye County Board of Commissioners (BOCC) for approval following the 2014 RLF funding swap.
- 2. Centennial Fine Arts Center – This project’s application will be presented to the Nye County Board of Commissioners (BOCC) for approval following the 2014 RLF funding swap.

VI. 2018 Revolving Loan Fund

- 1. Schlick reminded representatives to communicate any potential projects that may benefit from assistance in cleanup funding, including hazardous substance abatement. Projects that require hazardous materials abatement or other environmental cleanups, but not previously enrolled in the brownfields program, may qualify for this funding. BEC can assist with the evaluation process.

2. This RLF program includes all members of the RDSBC: Duckwater Reservation; Esmeralda, Lincoln, Mineral, Nye, and White Pine Counties, Nevada; and Inyo County, California.

VII. Open Discussion

Hanusiak mentioned her excitement in the RDSBC's submittal of a Brownfields Grant Application and Nye County's submittal of an Environmental Workforce Development Job Training Application.

VIII. Action Items

Sheehan agreed to collect the points of contact for Coalition localities Chambers of Commerce.

Schlick agreed to follow-up with Paul Miller (SWCREDA) for updates on Coaldale Junction and the progress of Silver Peak Properties.

Schlick will send out a Doodle Poll for availability to schedule the next meeting tentatively on the first or second week of March 2021.

IX. Next Meeting