

Rural Desert Southwest Brownfields Coalition Assessment
and
Brownfields Revolving Loan Fund Program

Quarterly Meeting Agenda
March 3, 2022; 1:00 pm – 2:00 pm Pacific Time

Zoom Conference Call
Topic: RDSBC Quarterly Meeting

Attendees: Lorina Dellinger – Nye County
Jessica McCutcheon – Nye County
John Klenke – Nye County
Stephani Elliot – Nye County
Amy Miller – Mineral County
Jeff Fontaine – Lincoln County
Tabatha Hamilton – White Pine County
Bill Brewer – Nevada Rural Housing Authority (NRHA)
Stefanie Costa Rica - BEC
Vivian Sam – 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

1. NyE Communities Coalition (NyECC) submitted a Community-wide Assessment Grant application per the FY2022 Guidelines for Brownfield Assessment Grants on December 1, 2021. Waiting for award announcement.
2. Nye County and BEC Environmental hosted a RDSBC Booth at the Northern Nye and Esmeralda County Housing Development Summit and Planning Workshop in Tonopah, NV mid-February to promote the Coalition with focus

on the Northern Nye and Esmeralda Counties for assessment and redevelopment.

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 12/22/2021.

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. Waiting for award announcement.
 1. Annette George to look into status of project.
2. Esmeralda
 - a. NDEP Brownfields awarded for asbestos assessments on three structures: Field work completed – waiting for reports
 1. Silver Peak Community Center (CDBG Project) – HVAC system upgrade
 2. Fish Lake Valley Community Center (CDBG Project) – Building Expansion
 3. Labarthe House behind the Goldfield Community Center – Proposed for County reuse.
 - b. NDEP Brownfield application has been approved by the Esmeralda Board of County Commissioners to complete a Phase I Environmental Site Assessment in Silver Peak for restroom.
3. Inyo
 - a. Green Space Project near Olancha soda ash pile
 - b. Mt. Whitney Fish Hatchery (Tribal Application)
 1. Cathreen Richards continuing to work with Lisa Hanusiak (EPA), Tribe, and CDFW regarding these two projects.
4. Lincoln -
 - a. Gem Theatre – no new updates
 - b. NRHA Pioche Housing Project (See NRHA Item #8, below)
5. Mineral –
 - a. Mineral County Courthouse

1. More assessment (asbestos/lead) work to occur for planned renovations within the courthouse
 - a. NDEP Brownfield application could be submitted for the assessments. NDEP Brownfield funding available in July.
 - b. Babbitt Industrial Park Update – Tire company purchased a portion of this area for redevelopment
 1. May 1 breaking ground date for the new tire manufacturing facility.
 2. The Northern Nevada Development Authority has received approval by EPA to use the Brownfield Assessment Grant to conduct Phase I/II processes on 28 parcels of the Babbitt Industrial Center
6. Nye –
- a. Nye County Courthouse (EPA Targeted Brownfields Assessment)
 1. Phase II activities occurred in December 2021.
 - a. Phase II draft report to be distributed for review
 2. BF Alternative Analysis will be in progress soon
 - b. Tonopah Library Expansion Project (See 2014 Revolving Loan Fund (RLF), below)
7. White Pine –
- a. McGill Slag Ditch
 1. White Pine County had a meeting with NDEP in February to collect ideas on funding this project:
 - a. NDEP Brownfield application for Phase I/II
 - b. CDBG application submitted for additional funding
 2. Idea of using the space as a greenway
 - b. Centennial Fine Arts Center Project (See 2014 RLF, below)
 - c. Ely Grade School
 1. There is a potential buyer that is interested in purchasing the property to develop into workforce housing.
8. Nevada Rural Housing Authority –
- a. Babbitt Houses in Tonopah (Nye County)
 - b. NRHA Pioche Housing Project (Lincoln County)
 1. Agenda item will be created for county commission to request Phase I for the project before transfer of 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. Attended a mandatory pre-bid meeting at the library. Bid documents being revised based on contractor input. Addendum to be issued soon, followed by contractor selection and then work begins!
3. Status of the Centennial Fine Arts Center
 - a. Encompass Studios selected as Architect for the roof removal/replacement. Site visit conducted by Encompass Studios.
 - b. SHPO asked for additional information from EPA prior to approving design and materials for the structure.
 - c. Currently creating bid documentation to select contractors

V. 2020 Revolving Loan Fund (RLF) – Still looking for projects!!

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)
 - b. Ely Grade School Project (White Pine)
 - c. Mineral County Courthouse
 - d. McGill Slag Ditch project (White Pine)

VI. Open Discussion

VII. Action Items

1. **Forward NDEP Brownfield Application to Amy Miller** for assessment work at the Mineral County Courthouse

VIII. Next Meeting

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