

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

**Quarterly Meeting Summary**  
**December 7, 2023; 2:00 pm – 3:00 pm Pacific Time**

**Zoom Conference Call**  
**Topic: RDSBC Quarterly Meeting**

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<b>Attendees:</b>	Amy Barnes – Mineral County Cathreen Richards – Inyo County Lorina Dellinger – Nye County Stephani Elliott – Nye County Arnold Knightly – Nye County Megan Labadie – Nye County Delaney Marich – White Pine County Bill Brewer – Nevada Rural Housing Authority Tammi Odegard – NyE Communities Coalition Jasmine Williams - EPA Eileen Christensen – BEC Environmental, Inc. (BEC) Stefanie Costa Rica – BEC Brenda Gilbert – BEC
<b>Acronyms:</b>	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 NyECC – Nye Communities Coalition RDSBC – Rural Desert Southwest Brownfields Coalition RLF – Revolving Loan Fund SHPO – State Historic Preservation Office SWCREDA – Southwest Central Rural Economic Development Authority SWMP – Solid Waste Management Plan

**I. Announcements**

1. Centennial Fine Arts Center is just about complete!
2. Outreach to RDSBC Members has started.
  - a. Nye County and Inyo County meetings were on November 7<sup>th</sup>.
    1. Both boards unanimously voted to remain in the Coalition

2. Both will sign the new MOA once all members have voted.
- b. Remaining Counties are scheduled for the following dates:
  1. Esmeralda – Feb 6<sup>th</sup>
  2. Mineral – Feb 7<sup>th</sup>
  3. Lincoln – Feb 19<sup>th</sup>
  4. Duckwater – Feb 26<sup>th</sup>
  5. White Pine – 28<sup>th</sup>
  6. Odegard and Brewer requested a copy of the MOA to review for potentially joining the RDSBC.

## **II. General Discussion**

1. Public Outreach
  - a. Outreach Information Located Here:  
<https://www.rdsbc.org/outreach/>
    1. Knightly stated that 2023 conferences attended by RDSBC need to be added to the website.
  - b. Ideas for Improvement to Outreach Efforts?
2. RDSBC Website Updates
  - a. Agendas and Meeting Summary were uploaded in September 2023
  - b. Reminder to review and comment when drafts go out

## **III. Prep work for next EPA Brownfield Cycle – Or other grants/programs**

1. What are your communities' top long-term needs?
  - a. Examples: Housing shortage, food desert, pharmacy desert, etc.
    1. Richards: Inyo County has a housing shortage and no available land to build on. A strategic housing plan would be beneficial for Inyo County and the RDSBC coalition.
      - a. Christensen: Asked if Brewer had any connection within California that could assist with housing.
      - b. Brewer: Would look for contacts in California.
      - c. Christensen: Chicanos Por La Causa (cplc.org) may be a resource.
    2. Odegard: Housing and food insecurity were recently brought up at the NyE CC meeting in Tonopah. An RDSBC representative could also attend one of the upcoming meetings to share and discuss these needs.

## **IV. Region Specific Updates**

1. Duckwater Shoshone
  - a. Solid Waste Area –
    1. Costa Rica: Spoke with Annette George. George reported that the solid waste area has been cleaned up and improvements to

the area are being completed. Next looking to obtain equipment like garbage trucks/landfill equipment.

2. Esmeralda

- a. Properties for potential assessment?
- b. Coaldale Junction?

- 1. Christensen: Coaldale Junction may be in treasurer trust. Joni Eastly (Town of Tonopah Board Member) has been speaking with Ioneer about using the land for staging, and to trucking companies about redevelopment as a truck stop.

3. Inyo

- a. Properties for potential assessment?

- 1. LA Water and Power properties for transfer to the county
  - a. Richards: No discussions yet that she is aware of have occurred.
- 2. Mt. Whitney Fish Hatchery
  - a. California Department of Fish and Wildlife have started the process to transfer the Hatchery to the Fort Independence Indian Community of Paiute Indians.

4. Lincoln

- a. NRHA Pioche Housing Project (See NRHA Item #8, below)

5. Mineral

- a. Babbitt Industrial Park Update

- 1. 27 parcels going through the Due Diligence process.
  - a. Cleanup Grant through Mineral County
    - i. Barnes: RFP is going out in January.
      - 1. Price hikes/inflation is making the cleanup effort difficult.
      - 2. The County is waiving water and dump fees to assist with the cleanup cost savings.
- 2. Barnes: Thirty-two Phase I ESAs are being completed of County property to sell or develop.
  - a. About half done with the Phase I ESA's

6. Nye

- a. Nye County Courthouse (EPA Targeted Brownfields Assessment)
  - 1. Need to set up a meeting with EPA to discuss this site.
- b. Nye Regional Medical Center – Buildings with hazardous materials (asbestos/lead) to be demolished (2020 Revolving Loan Fund)
  - 1. On hold for the moment.

7. White Pine

- a. Ruth Church, McGill Standard Market, Ruth Club, Courthouse Canyon House
  - 1. Being completed through the NDEP Brownfield Program
  - 2. Marich: A field sampling plan is being developed for all the sites as they are located close to each other.
  - 3. Marich: Standard Market field work was completed on October 4<sup>th</sup> for petroleum.
- b. McGill Slag Ditch
  - 1. Marich: Field Work & Sampling have occurred.
    - a. The report is complete and is being reviewed by NDEP.
- c. Centennial Fine Arts Center Project (2014 RLF)
  - 1. Close to completion
    - a. Painting of the woodwork & gutters are the last steps and currently being worked on.
  - 2. Closure reporting is next.
- 8. Nevada Rural Housing Authority
  - a. NRHA Pioche Housing Project (Lincoln County)
    - 1. Brewer: The project is moving forward. Phase II work is underway.
      - a. HUD ER is under development. The existing buildings have been determined to not be historic and are recommended to be removed. Transfer of the properties to occur end of this month. Closing construction deals in May and prepare for construction.
- 9. Nye Communities Coalition
  - a. Workforce and Job Training sessions
    - 1. Third cohort – Complete!
      - a. Odegard: 28 people graduated from the third cohort. Jasmine Williams attended the graduation. Several graduates were in the NyECC office the next day working on job applications. Newly trained, newly certified folks in Nye are ready to get to work!
  - b. NyECC Assessment Grant
    - 1. Request for Qualifications
      - a. Odegard: Finalizing the details of the RFQ, anticipating the release of the RFQ to be December 15 or before.
    - 2. Potential sites for assessment
      - a. Old Pahrump Animal Hospital
      - b. Nye County Grade School in Tonopah

## **V. Open Discussion**

1. Knightly has requested photos from Ed Kelly (NyECC) from the recent graduation.
2. Sharing on housing from Odegard –
  - a. Need to find alternative delegates that can participate in other meetings to share information. If Odegard can't go, who can – or can we send two delegates from the RDSBC to help cover what is discussed? Don't want to duplicate information but do we want to make it available so delegates can share with the appropriate folks in their communities.
  - b. Christensen shared strategy for dental clinic in Tonopah – They are currently grant funded to initially serve indigent, but also trying to assess if the services can eventually be self-sustaining by involving people with insurance that can pay for services, thus justifying a permanent clinic to be staffed by visiting dentists/staff that can be coordinated through either the Nevada Dental Association to facilitate scheduling and volunteer/assigned dentists, or through the Tonopah clinic.

## **VI. Action Items**

1. BEC to send Odegard and Brewer the MOA for review. (Completed)
2. Set meeting presentations if NRH and NyECC agree to sign into the Coalition.
3. BEC to add 2023 conferences to the RDSBC website.

## **VII. Next Meeting**

1. Next meeting is in March – will send out a Google poll.