

NARRATIVE INFORMATION SHEET**APPLICANT IDENTIFICATION:**

Western Nevada Development District
111 W. Telegraph Street, Suite 204
Carson City, NV 89703-4189

FUNDING REQUESTED:

Assessment Grant Type: Community-wide

Federal Funds Requested: \$500,000

LOCATION:

The Western Nevada Development District was designated as a development District by the U.S. Economic Development Administration in 1983. The District represents the counties of Churchill, Douglas, Humboldt, Lyon, Mineral, Pershing, Storey and Washoe; the municipality of Carson City; the cities of Fallon, Fernley, Lovelock, Reno, Sparks, Winnemucca, Yerington; and the Pyramid Lake Paiute Tribe/NUMU. The WNDD works to bring grant resources to its membership and facilitate regional planning through its annual Comprehensive Economic Development Strategy.

TARGET AREAS AND PRIORITY SITE INFORMATION:**ADDRESSES OF PRIORITY SITES:**

Yerington Main Street Core from W. Goldfield Avenue (N) to Arrowleaf Parkway (S), US Highway 95A-N (W) to the terminus of E. Bridge Street (E). (Census Tracts 32019960002 and 32019960001)

Yerington Municipal Airport, 40 Airport Way, Yerington, NV 89447 (Census Tract 32019960001)

City of Sparks Oddie Boulevard Neighborhood

(Census Tracts 32031001703, 32031001701, 32031002801, 32031002802, 32031001901 and 32031001903)

City Sparks Industrial Greg Street/Glendale Avenue (Census Tract 32031003111)

Pyramid Lake Reservation Census Tract 32031009402 -- Communities of Wadsworth, Sutcliff and Nixon)

CONTACTS:

Project Director:
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Executive Director
Western Nevada Development District
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Carson City, NV 89703-4189
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Chief Executive Officer:
See Above

POPULATION:

Western Nevada Development District	702,464
City of Yerington, NV	8,231
City of Sparks, NV	109,226
Pyramid Lake Paiute Tribe	1,513

Source: U.S. Census Bureau, American Community Survey, 2011/ 2010 Decennial Census

OTHER FACTORS

<i>Other Factors</i>	<i>Page #</i>
Community population is 10,000 or less.	4
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	1
The priority site(s) is impacted by mine-scarred land.	1-2
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	1
The priority site(s) is in a federally designated flood plain.	1
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	2
The reuse of the priority site(s) will incorporate energy efficiency measures.	2-3
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	2-3
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B., for priority site(s) within the target area(s).	9
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2013 or later) or is closing.	NA



NEVADA DIVISION OF
**ENVIRONMENTAL
PROTECTION**

STATE OF NEVADA
Department of Conservation & Natural Resources

Joe Lombardo, *Governor*
James A. Settelmeyer, *Director*
Jennifer L. Carr, *Administrator*

November 13, 2023

USEPA Region IX
ATTN: Ms. Brooklyn James
75 Hawthorne Street, LND-2-1
San Francisco, CA 94105

RE: Support for Western Nevada Development District's FY24 Community-Wide Assessment Grant Application

Dear Ms. James:

The Nevada Division of Environmental Protection, Brownfields Program (NBP) would like to acknowledge and offer its commitment to support the Western Nevada Development District's (WNDD) application for funding to the U.S. Environmental Protection Agency.

NBP understands WNDD is applying for \$500,000 in community-wide assessment funding and finds the projects proposed for possible funding in this application are consistent with Nevada environmental law and regulation. The target areas for this grant include Oddie Boulevard in Sparks; Wadsworth, Nixon, and Sutcliffe on the Pyramid Lake Paiute Reservation; and Downtown Main Street in Yerington.

If awarded, NBP is committed to leveraging WNDD's grant resources with its own 128(a) grant resources as needed.

Please accept this letter as WNDD's fulfillment of the application requirement to notify the state environmental authority of the applicant's plan to conduct assessment activities and apply for FY24 federal Brownfields Grant funds.

If you have any questions regarding this letter, please do not hesitate to contact me at (775) 687-9572 or ramos-avina [at] ndep.nv.gov.

Sincerely,

Ruben Ramos-Avina
Nevada Brownfields Program Coordinator
Nevada Division of Environmental Protection

I. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

Overview of Brownfield Challenges and Description of Target Area.

The Western Nevada Development District (WNDD) was designated as a development District by the U.S. Economic Development Administration in 1983. The district represents the counties of Churchill, Douglas, Humboldt, Lyon, Mineral, Pershing, Storey and Washoe; the municipality of Carson City; the cities of Fallon, Fernley, Lovelock, Reno, Sparks, Winnemucca, Yerington; and the Pyramid Lake Paiute Tribe. The WNDD works to bring grant resources to its membership and facilitate regional planning through its annual Comprehensive Economic Development Strategy. The WNDD and the identified target areas are located within one of the U.S. Department of Commerce’s Economic Development Administration (EDA), designated Tech Hubs: The Nevada Lithium Batteries and Other EV Material Loop (“Loop Tech Hub”), led by the University of Nevada, Reno, which aims to build a self-sustaining and globally competitive full lithium lifecycle cluster, spanning extraction, processing, manufacturing, and recycling, strengthening the Nation’s and Nevada’s critical minerals supply chain. Job growth in the WNDD region is expected to exceed 50,000 new jobs over the next five years and a population increase of close to 55,000 according to estimates by RCG Economics for the Economic Development Authority of Western Nevada. Much of this growth is driven by the lithium business cluster. There are three target areas selected for the Community-Wide Assessment grant: 1. The City of Yerington-- Downtown Main Street corridor, 2. City Sparks-- Oddie Boulevard District and 3. Pyramid Lake Paiute Tribe Reservation. All three target areas have been “left behind” as surrounding communities have seen new housing, commercial and industrial growth from the past decade of lithium battery developments and other technology companies coming to the region. A Brownfield assessment program is a proven strategy that will kickstart private development. It will help these target area communities provide needed workforce housing and wrap around services while taking advantage of existing infrastructure and transportation corridors. The Brownfield grant will also allow these target communities to commence area-wide planning around brownfield sites that are currently lacking, though particularly important, in economically distressed areas.

Description of Priority Brownfield Sites

The are three target areas selected for this Brownfield grant: 1 City of Yerington-- Main Street corridor from W. Goldfield Avenue (N) to Arrowleaf Parkway (S), US Highway 95A-N (W) to the terminus of E. Bridge Street (E). (Census Tract 32019960901 and 3201996002) Yerington is located in the FEMA designated flood plain of the Walker River. 2. City of Sparks-- Oddie Boulevard Neighborhood (Census Tracts 32031001701, 32031001703, 32031002801, 32031002802, 32031001901 and 32031001903) and 3. Pyramid Lake Paiute Tribe—Census Tract 32031009402 (Communities of Wadsworth, Sutcliff, and Nixon). Wadsworth is located in the FEMA designated flood plain of the Truckee River.

i. Identifying Additional Sites.

Yerington Municipal Airport, 40 Airport Way, Yerington, NV 89447 (Census Tract 32019960901) and City of Sparks Industrial- Greg Street/Glendale Avenue (Census Tract 32031003111) within the FEMA designated Truckee River flood plain.

b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans

The City of Yerington is in proximity to the closed Anaconda Copper Mine, a designated Superfund Site now managed by the Nevada Department of Environmental Protection. This mine ceased main operations in 1982 with subsequent owners conducting heap leaching extraction which concluded in 1997. The site was abandoned in 2000 after bankruptcy.

<https://cumulis.epa.gov/supercpad/SiteProfiles/index.cfm?fuseaction=second.Cleanup&id=0902959#bkgrou>nd Yerington's downtown core has not recovered from the mine closure and has more than a dozen closed properties along Main Street as well as underutilized and blighted properties leading into the commercial core. These properties could be utilized for mixed use development that could bolster the commercial core and provide needed workforce housing as the lithium sector grows. The City of Sparks' Oddie Corridor is designated as a Mixed-Use District in the City of Sparks Comprehensive Plan and contains a series of activity centers at various locations and are targeted by the City for primary investment. These activity centers, linked by primary investment corridors, make ideal locations for targeting future infill and reinvestment activity. Housing is 40- to 50-years-old and there are many unoccupied or low occupancy commercial cents that have lost anchor tenants. The Oddie area has the city's highest number of Section 8 housing units and there are potential for modern, higher density apartments on vacant properties that need to be assessed as well as old school sites being repurposed or sold. There have been several announced developments by the Boys and Girls Club for a childcare and recreation center and the Food Bank of Northern Nevada to occupy some of these spaces in the Oddie Boulevard District and provide their crucial wrap-around services to support working families as well as seniors. The Pyramid Lake Paiute Reservation is 35 miles northeast of Reno, 17 miles northwest of the Tahoe Reno Industrial Center, and 3 miles northwest of Fernley. Pyramid Lake is one of the most valuable historical, cultural, and economic assets of the Tribe. Recreational permits and fee revenue accounted for 30% of the general fund revenue in 2021. In addition, the Pyramid Lake Paiute Tribe Reservation has a large amount of undeveloped rural land, including mine scarred lands from the Olinghouse Mine District among others. The southern border of the reservation is adjacent to high-profile manufacturing, clean energy, and logistics employers located in nearby Lyon, Storey, and Washoe Counties. Despite this proximity, according to the U.S. Census, the 2021 unemployment rate estimates on the Pyramid Lake Paiute Reservation are 17.7% as compared to Washoe County at 5.0%, the State of Nevada unemployment rate at 7.1%, and the United States at 5.5%. One contributing factor to the aging population trend is a general lack of housing supply throughout the Reservation and the significant demand for new housing especially for younger generations who wish to live on the reservation and lack of infrastructure. Brownfield assessments and EPA Technical Assistance can help kickstart housing development and would support a Certified Sites program on the Tribe's Green Industrial Park Development, 900 acres situated northeast of I-80 that is developing a solar field infrastructure.

Outcomes and Benefits of Reuse Strategy. The revitalization and proposed re-uses will create the following outcomes and benefits:

- Re-use of brownfield infill sites for new housing to support the anticipated demand from new job growth without economically displacing existing residents.
- Reuse of vacant older commercial sites for new neighborhood serving commercial close to the new housing to reduce vehicle miles traveled and related emissions.
- Similarly, re-use of older commercial Brownfields will support small business operations resulting from the indirect effects of the lithium Tech Hub. This in turn can help reduce retail leakage in the Yerington target area.
- Create new tax base (property and sales tax) to support health, education, and recreational programs for residents.
- Overall, the re-use will help support the access and equity to the increased jobs and opportunities through the Tech Hub which is a critical strategy to support the nation's transition to electric vehicles and the associated reduction in greenhouse gas emission and energy efficiency.

- Assist in identifying contaminants on older industrial properties in the target areas as well as secondary targets along the flood plain of the Truckee River and Walker River thereby removing threats to surface water quality that could impact downstream users such as the Pyramid Lake Paiute Tribe and the Walker River Paiute Tribe

Additionally, the proposed revitalization and re-use plans support EO 14008 (§§ 219 to 223) in the target areas by ensuring that the selected target areas which are predominantly low- or moderate-income households of which at least one-third are persons of color, will have an opportunity to participate in the economic benefits of the new industries coming to the area. By promoting infill, and a range of new housing through re-use, it is the intent of the project to ameliorate the existing and anticipated housing crisis and potential economic displacement of existing residents. Additionally, existing disadvantaged communities will benefit from the re-use of vacant and blighted structures which will also help remove, asbestos, lead-based paints, petroleum products, and agricultural chemicals often found in the building materials and soils. New or rehabilitated structures will also meet current energy efficiency standards and will help reduce greenhouse gas emissions.

c. Strategy for Leveraging Resources

Resources Needed for Site Reuse. It is anticipated that many of the Brownfield re-use projects will require funding for clean-up and remediation and possibly infrastructure upgrades. WNDD is experienced in accessing other state and federal funds to support the economic strategy and revitalization of the areas. As an incentive to leverage private re-investment, the following sources of additional funding have been identified to ensure the economic feasibility of planned re-uses: State Brownfields Cleanup Revolving Loan Fund (RLF), State Clean Water and Drinking Water RLF, State Energy Program, Energy Efficiency, and Conservation Block Grants, State Geothermal Technologies Program; EPA Brownfields Cleanup and RLF, US Department of Agriculture; Clean Renewable Energy and Qualified Energy Conservation Bonds; Renewable Energy Transmission Infrastructure Program; and BLM Grant Programs. The Nevada Business Environmental Program offers technical assistance and rebates to businesses making environmental improvements and is also a source of leveraged funds.

Use of Existing Infrastructure. As noted above, all the targeted areas and priority sites are in existing developed areas with infrastructure. In some cases, the Master Plans encourage increasing residential densities as part of the infill strategy which may require upgrading sewer or water to support new densities. WNDD is the designated U.S. Economic Development Agency local authority and can assist in accessing EDA funding and state funding for substantial infrastructure upgrades. The Brownfield grant would help leverage the City of Yerington’s just completed water and wastewater system, primarily funded by an investment from USDA Rural Development Nevada of over \$40 million. It was estimated the City of Yerington was losing 26 percent of its water due to leaks and breaks and had an inadequate fire flow for emergency response. This system also has capacity for new development hookups.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community’s Need for Funding.

This grant will meet the needs of these communities which have limited number of resources to carry out environmental assessment, remediation and reuse due to a variety of factors. Both the City of Yerington and the City of Sparks property tax revenues are capped by state law. Property tax and sales tax have not recovered since the 2011 recession. Sparks must balance growth with the ability to provide services. The City’s

Comprehensive Plan calls for more in-fill development. The Pyramid Lake Paiute Tribe does not have staff/resources due to small population and income.

ii. Threats to Sensitive Populations.

(1) Health or Welfare of Sensitive Populations. Table 1 shows ACS 2021 5-year results for City of Sparks, City of Yerington and Pyramid Lake Paiute Tribe Reservation.

TABLE 1 Indicator	City of Sparks	Yerington CCD	Pyramid Lake Reservation CCD	Sparks Target– Oddie District	Nevada
Population 2022 (est.)	109,226	8,231	1,513	26,073	3,177,722
Hispanic	34%	23%	8.6%	49%	30.3%
People of Color	11%	17%	61%	10.5%	22%
Senior (over 65)	15%	30%	17%	12%	16.9%
Under 18	23.2%	27%	17%	23%	21.7%
Median HH Income (2021)	\$73,678	\$38,909	\$46,688	\$49,876	\$65,686
Below Poverty Rate	8.8%	22.4%	21.9%	17.7%	12.5%

All the target areas show residents living at up to two times the state poverty rate indicator. Nearly 50% of the population of the Oddie Target is Hispanic . In each of the target areas, more than a third and upwards to two third of the population or more are people of color, Hispanic or Native American. All areas earned less than the comparable median household income for the state. In Yerington, there is a high population of seniors who are remote from health care services. Almost 28% of seniors in Yerington lived at or below the poverty rate compared to 11% of seniors in the State of Nevada (ACS 2014-2018).

With new employment and tax base, funding for the necessary wrap around services, housing infrastructure and transportation improvements can be fully addressed. Brownfield funding will facilitate the assessment of land to support the new growth and tax base for necessary public investments to protect public health.

The EJ Screening Tool (Table 2 below) also shows that targeted areas are in the upper 50 percentile of areas in the nation which are subject to adverse environmental conditions such as proximity to superfund sites and exposure to pollutants.

TABLE 2: Health and Environmental Risks Relative to the State and Nation	Yerington		Pyramid Lake Res. CD	Sparks Oddie Target
	State Percentile	USA Percentile	State/US Percentile	State/US Percentile
EJ Index for PM2.5	60	60	60/60	60/60
EJ Index for Ozone	70	70	60/60	60/70
EJ Index for NATA* Diesel PM	60	60	50/50	90/95
EJ Index for NATA* Air Toxics Cancer Risk	60	60	50/50	95/95
EJ Index for NATA* Respiratory Hazard Index	60	60	60/60	80/80
EJ Index for Traffic Proximity and Volume	NA	NA	NA	80/80

TABLE 2: Health and Environmental Risks Relative to the State and Nation	Yerington		Pyramid Lake Res. CD	Sparks Oddie Target
	State Percentile	USA Percentile	State/US Percentile	State/US Percentile
EJ Index for Lead Paint Indicator	80	90	80/70	80/80
EJ Index for Superfund Proximity	95	95	95/60	95/70
EJ Index for RMP Proximity	80	80	50/50	90/90
EJ Index for Hazardous Waste Proximity	80	60	60/50	95/90
EJ Index for Underground Storage Tanks	80	70	60/50	90/90

Environmental risks related to air emission are high for the Sparks/Oddie Target due to proximity to I-80 and major regional routes. Additionally, lead paint risk is high due to the age of the housing and commercial building, many currently vacant. This is a similar case with the Yerington and Pyramid Lake targets, exceeding the 80th percentile. Yerington’s proximity to a Superfund site, 95th percentile, and RMP proximity, 80th percentile, are much higher in the target area compared to the State. Deaths from lung cancer are much higher in these counties than in the State overall, reflecting the impact of air toxins and traffic related air emissions (See Table 3 below).

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions. The “Healthy People Nevada, 2011” report compiles health statistics for the State by County. Yerington’s (located in Lyon County) proximity to a Superfund site could be a contributing factor to the high incidence of overall/lung cancer deaths compared to the State. Table 3 summarizes key indicators from the Healthy People Nevada report.

TABLE 3: Health Indicators and Death Rates						
Indicator	Washoe County		Lyon County		State of Nevada	
	2005	2008	2005	2008	2005	2008
Overall Cancer Deaths	193	193.7	210.76	208.0	183.2	164.9
Lung Cancer Deaths	62.3	59.8	98.6	61.1	63.3	49.5
Diabetes Deaths	69.8	40.8	74.6	43.8	55.4	38.5
Teen Pregnancy (age 15-17)	33.6	31.0	26.7	28.9	37.8	36.1
Coronary Heart Deaths	175.7	129.8	187.3	102.4	142.9	107.8
COPD Deaths	185.1	147.2	167.4	144.4	135.2	119.2

Source: Healthy People Nevada, 2011, Office of Health Statistics and Surveillance Bureau of Health Statistics, Planning, Epidemiology, and Response, Nevada State Health Division, Department of Health and Human Services. Highlighted cells indicate indicators where the County rate exceeds the State rate.

(3) Environmental Justice

(a) Identification of Environmental Justice Issues

All three target areas have demonstrated a lack of critical services such as health services, job development and attainable workforce housing. Proximity to a superfund site and aging housing has threatened the health and welfare of the target area. Among the greatest environmental justice benefits is the Brownfield program’s strategy to develop underutilized land which in turn will increase the local tax base that will help support critical health and community services. The Pyramid Lake Paiute Tribe has been identified as a disadvantaged census tract by the U.S. EDA and the CEJST.

(b) Advancing Environmental Justice

The Brownfield Assessment grant will help promote environmental justice by providing a means to identify and if necessary, remediate vacant and underused sites and facilitating new housing across all range of income and commercial services for existing and future residents. New housing is particularly important because the area already has a severe housing shortage. With new employment coming to the region, infill lands need to be assessed and developed to prevent economic displacement of existing residents and to maintain housing affordability. The Brownfields program also presents opportunities for community education regarding public health including outreach regarding lead-based paint programs, housing rehabilitation programs, and other public health programs.

a. Community Engagement

- i. Project Involvement- WNDD with assistance from our community partners and local government contacts, a Public Outreach Plan will be created to engage and inform target area stakeholders and solicit and incorporate community input to the greatest extent possible. We anticipate that the types of outreach methods to be used will include public workshops, charrettes and stakeholder interviews.
- ii. Project Roles – Community partners critical to the success of this grant and their roles are outlined below:

Organization	Role
University of Nevada, Western Nevada College, and Truckee Meadows Community College	Provide economic background and market information to assist with re-use planning particularly with respect to market feasibility for planned housing to meet projected employment.
Reno-Sparks and Yerington Chamber of Commerce	Outreach to property owners and businesses about the program. Assistance in setting up owner interviews.
Pyramid Lake Paiute Tribe	Outreach to property owners and businesses about the program. Assistance in setting up owner interviews. Integration with existing master plans and infrastructure.
City of Sparks Planning Department	Outreach to property owners and businesses about the program. Assistance in setting up owner interviews. Integration with existing master plans and infrastructure.
City of Yerington Planning	Outreach to property owners and businesses about the program. Assistance in setting up owner interviews. Integration with existing master plans and infrastructure.
EDAWN, NNDA	Outreach to property owners and businesses about the program. Assistance in setting up owner interviews.
Nevada Department of Transportation	Public/private infrastructure planning and construction, including right of way and easement access and coordination.

iii. Incorporating Community Input - Several publicity tools will be engaged to provide community updates, obtain further community input and build consensus on the project and its progress. An essential component in obtaining community support and awareness about the project will be to communicate how citizenry input is being incorporated into the project. Documents and reports will reflect input, intended to address the needs and concerns of the residents, and will be posted on websites and through our community partners. Public meetings, flyers, press releases, email blasts and social media will be utilized to inform, update, and solicit further community input. Targeted areas with neighborhood residents and business owners will be provided with presentations regarding the project. Quarterly presentations updating progress will be provided at County, City public meetings and Tribal Council meetings. Target mailings will be disseminated to solicit property access to conduct environmental site assessment, obtain historical information for site selection and prioritization, and provide grant information.

a. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS Description of Tasks/Activities and Outputs. Table below describes the proposed tasks, schedule, and output of activities necessary to fully implement the grant.

TABLE 4: TASKS, SCHEDULE, AND OUTPUTS FOR PROJECT IMPLEMENTATION
TASK 1 PROJECT INITIATION. This task includes negotiation of the final work program and Cooperative Agreement with EPA. Additionally, this task includes notification and outreach to the affected communities and partners of the receipt of the grant and planned schedule of activities. TASK 1(a) PROJECT MANAGEMENT AND REPORTING. This task includes grant management including oversight of the Qualified Environmental Consultant (QEC) and any other contracts related to the grant, coordination with EPA, Brownfield training and grant reporting. Grant reporting will be done in accordance with grant regulations found in 2 CFR 200.328 and submitted on a quarterly basis in ACRES, periodic meetings with EPA grant officer. Included with this task will be quarterly reports to EPA, annual and Financial Status Reports, MBE/WBE Utilization Report, and final project report.
PROJECT SCHEDULE: June 2024 to July 2027
LEAD: Western Nevada Development District (WNDD)
OUTPUTS: Cooperative Agreement with EPA completed by Sept 2024. Environmental consultant (QEC) selected by Nov. 2024. 12 quarterly reports, 1 final report, ACRES Updates, Financial reports.
TASK 2 SITE INVENTORY. In concert with community partners and the selected consultant, a list of priority sites for assessment will be assembled and procedures for owner outreach, site access and EPA site approval will be set up.
PROJECT SCHEDULE. September 2024 - March 2025
LEAD: City of Sparks, City of Yerington, Pyramid Lake Paiute Tribe
OUTPUTS: Site inventory prepared and procedures to for site access and EPA site approval in place. Development of site screening and ranking criteria and review of all sites' historical documents and records important to the eligibility and priority of the sites.
TASK 3 ENVIRONMENTAL SITE ASSESSMENTS (ESA). The ESA's will be conducted by the QEC and will include Access Agreements, Site specific Sampling and Analyses Plans (SAP) and Health and Safety Plans (HASP). A comprehensive Master Quality Assurance Project Plan (QAPP) will be prepared by the QEC early in the process to provide for thorough review time. Before Phase I ESA's work begins, the QEC will complete the EPA Site Eligibility Determination reports to be submitted to EPA as well as the HASP. Environmental professionals will conduct all tasks associated with Phase I and Phase II. All ESA's will be conducted by the QEC under supervision of the State of Nevada Certified Environmental Manager and in accordance with ASTM E 1527-13 Phase I ESA Standard and 40 CFR Part 312 Standards and Practices for All Appropriate Inquiries.
PROJECT SCHEDULE: November 2024 to March 2027
LEAD: Western Nevada Development District (WNDD)
OUTPUTS: Up to 32 Phase 1 Assessments and up to 6 Phase 2 Assessments of Priority sites in the target areas. This includes preparation of SAP, HASP and QUAPP for the program. Preparation and submission of site eligibility determinations to EPA for up approximately 40 sites.

TABLE 4: TASKS, SCHEDULE, AND OUTPUTS FOR PROJECT IMPLEMENTATION

TASK 4: CLEAN-UP PLANS AND ANALYSIS OF BROWNFIELDS CLEAN UP ALTERNATIVES. Clean Up/Reuse Planning will begin once Phase II ESA's have been completed. The plans for cleanup will include all information/input received from the public as a part of the Public Outreach Plan. Continued updating and request of input from the public will be solicited to ensure ongoing community understanding and support of the project. WNDD and the consultant will conduct meetings with the affected Brownfields communities to make them aware of sites identified for clean up as well identify opportunities for site reuse. A risk-based cleanup analysis approach when evaluating remedial options will be utilized. Alternatives (ABCAs)s. The ABCAs will evaluate cleanup options based on current and proposed future land use, cost effectiveness, and feasibility.

SCHEDULE: March 2025-July 2027

LEAD: Western Nevada Development District (WNDD)

OUTPUTS: For sites requiring cleanup, the project budget has included the development of up to 8 Analysis of Brownfields Cleanup Alternatives (ABCAs)s. The ABCAs will evaluate cleanup options based on current and proposed future land use, cost effectiveness, and feasibility. Up to five reuse/site certification plans will also be prepared based on the ESA findings, site marketability, and may include institutional controls. Sites will then be marketed for reuse and redevelopment to public investors, and other economic development opportunities.

TASK 5 COMMUNITY OUTREACH. A community outreach plan will be developed with a public relations/marketing consultant who will be under a contract to develop and implement the plan. Sub-grantee WNDD and the QEC will hold community meetings to educate the public on the EPA Brownfields program. Community partners will assist and be involved with community outreach, making available opportunities to obtain involvement from key community partners and stakeholders. The goal of the community outreach plan is to educate, involve, and seek the input of the community with regards to the Brownfields program decision-making and its benefits for the region.

PROJECT SCHEDULE: Continuous throughout project

LEAD: Western Nevada Development District (WNDD)

OUTPUTS. Public relations consultant secured, and public involvement plan prepared. Outreach to all target communities via community workshops (estimated at 2 to 4 workshops per year), flyers, information brochures and news releases. Quarterly updates to the City of Sparks, City of Yerington and the Pyramid Lake Paiute Tribe. In addition, it is anticipated that individual property owner interviews with up to 40 property owners will be necessary.

b. Cost Estimates, Cost Assumptions and Budget Table. Outlined below are the cost assumptions used to develop the budget for the program. Cost estimates are developed by task and include only direct costs. No indirect costs are included in the grant budget. All staff costs are direct costs related to project management of the grant.

Task 1, Project Management. These costs include a Brownfield Project Manager at \$45/hr. in salary and 10% of salary in fringe benefits. Also included are the costs of the Finance Contractor estimated at \$75/hour. The budget covers project management and reporting for the three-year grant period.

Task 2, Site Inventory and Prioritization. These costs include both staff and contract time of the environmental consultant to develop the initial inventory of sites, prioritize sites, seek partner input, and seek EPA eligibility approval. These costs are based on the contract costs a \$125/hr for a total of 80 hours. In addition, staff time at \$75.00/hr 40 hours related to site prioritization.

Task 3, Environmental Site Assessments. These costs cover the actual costs of the preparation of Phase I and II site assessments by a Qualified Environmental Consultant (QEC). Phase 1 costs are estimated at \$5,000 to \$10,000 per site. Phase 2 costs are estimated between \$15,000 and \$20,000 per site. The budget assumes that up to 32 Phase 1 assessments can be completed and up five (5) Phase 2 assessments will be completed. This task also includes staff direct costs and fringe to oversee the QEC contract over the three-year grant period at the rates described in Task 1 and 2 above.

Task 4, Clean-up, and Re-use Planning. The budget includes both contractual costs and staff costs related to the development of up to five (5) Clean-up/Reuse Plans for priority sites. Clean-up and reuse plans may range from \$15,000 to \$20,000 per site. The plan may also include as documentation to submit the site to the potentially created State’s Certified Site Program for more extensive re-use marketing. Some staff time is included in this budget to coordinate with the City of Yerington, City of Sparks and Pyramid Lake Paiute Tribe and Public Works Departments to ensure re-use plans are compatible with current land use strategies and service capacities.

Task 5, Community Involvement and Outreach. Costs included in this budget cover the costs of staff plus fringe (\$45/hour plus 10% of salary fringe costs) at 8 hours a month for the duration of the grant period. Also included are contractual costs to develop a community outreach program and a website for the grant. Supplies cover the costs of informational flyers, brochures and advertising for events and workshops.

BUDGET TABLE	Task 1 Project Management	Task 2 Site Site Selection	Task 3 Environmental Site Assessments	Task 4 Clean up Reuse Planning	Task 5 Community Outreach	Total
Personnel	\$24,000.00	\$2,500.00	\$2,500.00	\$5,000.00	\$2,500.00	\$36,500.00
Fringe Benefits	\$2,400.00	\$250.00	\$250.00	\$500.00	\$250.00	\$3,650.00
Travel	\$5,000.00	\$1,000.00	\$1,000.00	\$500.00	\$2,500.00	\$10,000.00
Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$1,850.00	\$1,850.00
Contractual	\$30,000.00	\$10,000.00	\$228,000.00	\$150,000.00	\$30,000.00	\$448,000.00
Construction	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Direct Costs	\$61,400.00	\$13,750.00	\$231,750.00	\$156,000.00	\$37,100.00	\$500,000.00
Total Indirect Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Budget	\$61,400.00	\$13,750.00	\$231,750.00	\$156,000.00	\$37,100.00	\$500,000.00

b. Measuring Environmental Results

At least 30 percent of the budget will be dedicated to reuse/area-wide planning activities. All grant progress and results will be recorded, monitored, and reported to the community and EPA. Key environmental outputs and outcomes during and after the EPA grant period will provide the EPA with the information to report the success and accomplishments to the U.S. Congress. This will include updates to EPA’s ACRES database on the final disposition of sites assessed under the EPA Brownfields grant including contaminant type(s), site cleanup and redevelopment status, the number of new housing units (and affordability), job creation and other pertinent information used by EPA to assess the success of the Brownfields program. As sites are cleared and re-used, the new use will also be updated on ACRES. Where possible, increase in public revenue resulting from increased tax generation from re-use projects will be monitored. As the community’s economic condition improves, other outcomes like housing availability and affordability, public investment in the target areas to improve services, and improvement in overall community health can be reported as well.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i., ii., and iii. Organizational Capacity, Structure and Key Staff. Grant applicant Western Nevada Development District is a U.S EDA certified economic development district. The WNDD has solid expertise to manage the

grant, having done so with a variety of Federal, and State grants for the last 40 years including a Brownfield Coalition Assessment Grant for the City of Lovelock and Pershing County. WNDD grant management experience has included administration and full oversight of grants, quarterly and annual progress reporting, financial reports as required by the grant, coordination, and implementation of the grant, overseeing, and managing RFQ's and RFP's as required by the Federal Procurement Standards and Policies 2 CFR 200. Project budgets have varied from millions of dollars to less than \$100,000. Christine Brandon, WNDD Executive Director, will lead the Community-Wide Assessment project. Ms. Brandon has over 25 years' public administration and non-profit background. Her experience includes capital improvement projects, strategic planning, marketing, grant writing and management, administration, budget, community development, government relations and project management. She worked for the US Army Corps of Engineers where she presided over the environmental cleanup of hazard waste sites identified by the Environmental Protection Agency and the Department of Defense.

Acquiring Additional Resources. The Western Nevada Development District is experienced in acquiring additional resources as needed for the projects we administer including soliciting and securing financial, legal, professional expertise, and administrative staff to support the project. For this grant, WNDD will prepare a Request for Qualifications (RFQ) to solicit qualified environmental contractors to prepare the environmental assessments.

b. Past Performance and Accomplishments

- i. Past EPA Grants. WNDD received a FY 2019 U.S. EPA Brownfields Coalition Assessment Grant of \$600,000 for Pershing County and the City of Lovelock, completed at the end of July 2023. This highly successful program completed over 36 environmental assessments, the majority of which were Phase II assessments. In addition, WNDD successfully secured a qualified environmental consultant to complete this work and to support WNDD in coordinating with EPA on all facets of the grant.
- ii. Accomplishments. With these funds, WNDD met, or in most cases, exceeded the work program goals of the program. WNDD exceeded the goal of completing 21 Phase I Environmental Site Assessments by completing 28 Phase I Assessments. A total of 16 Phase II ESAs were completed, exceeding the target goal of 12 Phase II ESAs. WNDD has also completed 10 Cleanup Plans and Analysis of Brownfields Cleanup Alternatives reports. Finally, EPA funds were used to complete Reuse Plans to initiate a Certified Site program for 8 sites.
- iii. Compliance with grant requirements. WNDD is in compliance with all grant requirements including work program progress, schedule, drawdown, preparation of quarterly reports and invoices and submission of information to ACRES and coordination with EPA and NDEP regarding Site Eligibility forms. WNDD fully expects to drawdown 100% of these funds by the end of the grant period.