

## NARRATIVE INFORMATION SHEET

1. Applicant Identification                      Northern Nevada Development Authority (NNDA)  
111. W. Proctor Street,  
Carson City NV, 89703
2. Website                                              nnda.org/  
nnda.org/case-study/epa-brownfield-grants
3. Funding Requested  
a. Assessment Grant Type: Community-wide Assessment Grant  
b. Federal Funds Requested: \$500,000

### 4. Location

NNDA is a regional development authority that covers a five-county area of Northern Nevada which includes Carson City/County; Douglas County, Lyon County; Mineral County; and Storey County. This grant focuses on the communities of Carson City (Carson City/County); Yerington (Lyon County) and Hawthorne (Mineral County).

### 5. Target Area and Priority Site Information

Target Area	Priority Site Address	Acres to be Assessed
Carson City Northeast Highway 50 Portal	Highway 50 Data Center Site 7401 Highway 50, Carson City NV 89701	29
Yerington	Yerington Industrial Re-use Site 150 Highway 339 Yerington, NV 89447	31.6
Hawthorne	Babbitt Area Wide Re-use Plan Site Highway 95 and 20 <sup>th</sup> Street, Hawthorne, CA 89415	108

### 6. Contacts

- a. Project Director                      Hayden Poinier, Business Development Coordinator  
Northern Nevada Development Authority (NNDA)  
111. W. Proctor Street  
Carson City NV, 89703  
702-475-1571  
Hpoinier@nnda.org
- b. Chief Executive                              Tatjana Vukovic, Director  
Northern Nevada Development Authority (NNDA)  
111. W. Proctor Street  
Carson City NV, 89703  
775-883-4430  
tvukovic@nnda.org

7. Population of target communities within the NNDA region.

Carson City, NV	58,639
Yerington, NV	3,130
Hawthorne, NV	2,876

8. Other Factors

<b>Factor</b>	<b>Page Number</b>
The community population is 15,000 or less.	1, 4
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	
The priority site(s) is impacted by mine-scarred land.	1 and 2 (Yerington Anaconda Copper Mine)
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 and 2 (Walker River- Yerington)
The priority site(s) is in a federally designated flood plain.	1,2,3 and 4
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3
The reuse of the priority site(s) will incorporate energy efficiency measures.	3
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	3
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 3.A.(2), for priority site(s) within the target area(s).	8 and 9
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2015 or later) or is closing. <i>(Note: All coal fired plants have closed in Northern Nevada with the Valmey Plant closing in 2025 thus all target areas are affected)</i>	3

January 19, 2026

Jennifer Tung, Regional Brownfields Coordinator  
EPA Region 9  
75 Hawthorne Street, LND-2-1  
San Francisco, CA 94105

SUBJECT: Letter of Acknowledgement and Support for the Northern Nevada Development Authority FY2026 Brownfields Community-wide Assessment Grant

Dear Ms. Tung;

The Nevada Division of Environmental Protection, Brownfields Program (“NBP”) would like to acknowledge and offer its commitment to support the Northern Nevada Development Authority’s (“NNDA”) application for FY2026 Community-wide Assessment funding under the US Environmental Protection Agency (“EPA”) Brownfields Program.

NNDA is a state authorized regional development authority responsible for coordinating economic development in a five-county area of Northern Nevada which includes Carson, Lyon, Storey, Mineral and Douglas counties. The regional development authorities of Nevada are tasked with coordinating the implementation of strategic development initiatives of the Governor’s Office of Economic Development (GOED). These initiatives include support in re-using older highway, commercial, and railroad corridor properties for a system of multi-modal “inland ports.” Inland ports provide the storage, manufacturing and logistical centers needed to support the national distribution systems of goods and the development of Brownfields sites to promote development of new technology and data centers, and logistics center. Northern Nevada is largely (80%) publicly owned open space with the exception of private lands located along the historic railroad and highway corridors.

Three Target Areas (TA) described below have been identified by NNDA and their partners.

TA #1- The northeast section of Carson City which includes the Carson City Airport area and Highway 50 corridor. This area consists of properties designated for industrial uses and potentially impacted by prior airport or railroad-related development. A priority project within the Carson City TA is the 29-acre Highway 50 data center. This project has approved planning permits and is located on an older airport property and adjacent to the historical Virginia and Truckee Railroad. Assessment funds are needed to facilitate the financing and reuse of this property.

TA #2- Yerington in Lyon County is a small, incorporated city of 3,121 people. The city includes land adjacent to the former Anaconda copper mining site (a Superfund site) which may have residual mining contaminants. The priority site is a 31.6-acre site located at 150 Highway 339 in Yerington. The site is located across the highway from the former Anaconda Mine and was formerly a meat processing plant serving ranches in the agricultural Mason Valley where Yerington is located.

Jennifer Tung, EPA Region 9.  
NNDA FY2026 Brownfields Communitywide Assessment Grant Application  
State Environmental Authority Acknowledgement  
January 19, 2026

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The property owner has met with local and regional government representatives for assistance in re-using the site for industrial and other employment generating uses. To begin the re-use process a Phase I Environmental Site Assessment and probably Phase II Environmental Site Assessment will be required.

TA #3- The town of Hawthorne (population 3,118) in Mineral County. Mineral County owns a 108-acre site adjacent to Highway 95 and Hawthorne Industrial Airport for which EPA assessment and clean-up funds have been used. Clean-up is now near completion and funds are requested to undertake an Areawide Reuse Plan to determine the feasibility and marketability of alternative re-uses and how the land should best be parceled to support the re-use.

NBP understands that NNDA is applying for \$500,000 in assessment coalition funding and finds projects proposed for possible funding in this application are consistent with Nevada environmental law and regulation.

If awarded the assessment grant, NBP will work with the coalition and its contractors to fulfill the target area goals they have identified in this application and assure compliance with any crosscutting requirements of other NDEP and state programs. NBP will commit to leverage coalition assessment resources with its own 128(a) grant to help assure sites are ready for redevelopment consistent with the coalition's development strategy and the desired development plans of the subject communities.

Sincerely,

A handwritten signature in blue ink, appearing to read 'D. Friedman', with a long horizontal flourish extending to the right.

David Friedman  
Supervisor, Superfund Branch  
Bureau of Corrective Actions  
Nevada Division of Environmental Protection

cc: Tatjana Vukovic, Executive Director, NNDA, 111 W. Proctor Street, Carson City, NV 89703

**(1) PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

**a. Overview of Brownfield Challenges and Description of Target Area.** Northern Nevada Development Authority (NNDA) is a state sanctioned regional agency responsible for the economic development of a five-county area in Northern Nevada. The NNDA region includes Lyon County, Carson City County, Douglas County, Storey County and Mineral County. This 18,000 square-mile region is home to 180,000 residents and faces unique brownfield challenges from its historical legacy of mining, military operations, agriculture, and transportation infrastructure. Due to federal land management policies, over 85% of Nevada's land is federally owned constraining economic development opportunities. The limited land available for private use and local tax generation makes the assessment and reuse of contaminated or potentially contaminated sites critical for the region's economic vitality. Historically region relied on extractive industries, military installations, and agriculture. These past land uses have left a legacy of brownfield sites that now impede redevelopment efforts. Many properties face environmental uncertainties that prevent financing, limit development opportunities, and suppress property values in already economically distressed communities. These brownfield challenges disproportionately affect rural communities in the region. Without EPA Brownfields funding, these sites will continue to sit vacant, preventing job creation, tax revenue generation, and community revitalization in areas where alternative funding sources do not exist. For this grant, three target communities have been selected for the community-wide assessment grant program: 1) the town of Yerington in Lyon County, 2) the town of Hawthorne in Mineral County; and 3). the Northeast Industrial area of Carson City in Carson County. The reuse strategy is intentionally focused on communities experiencing persistent economic distress and elevated unemployment. The target areas are also located in areas with prior railroad, highway commercial or industrial uses which are burdens to re-use for new employment generating uses.

<b>Target Area/ TA Boundaries</b>	<b>Description of Target Area and Brownfields</b>
<p><b>TA 1: Yerington, Lyon County NV, Census Designated Place (CDP)</b> Yerington City Limits on the north, east and south, and Highway A95 and Highway 339 on the west. Town area is 29.4 square miles.</p>	<p>Yerington is an historic mining and agricultural center and the County seat of Lyon County. It is situated along major highway corridors of Highway 95 and A95 and State Routes 208 and 339. The town has 1,570 housing units and several vacant commercial and industrial properties with suspected mining or agricultural (pesticide storage) on site. Vacant buildings are older construction and may have asbestos or LBP. The industrial zone area of the town is also adjacent to the Anaconda Mine NPL site (now closed and delisted) and portions are in the Walker River flood plain. As an agricultural center, there is limited local food processing capacity. This has impacted ranchers and the broader economy, as livestock often must be transported out of state for slaughter and packaging—adding cost, time, and limiting local market opportunities. As of late 2025, under the new administration’s efforts to support ranchers and agricultural operations, Nevada joined the USDA State Meat &amp; Poultry Inspection (MPI) Program. This allows the state to operate its own inspection system that meets federal standards and is expected to expand local capacity and help small and very small processors grow and sell within Nevada.</p>
<p><b>TA 2: Northeast Industrial Area Carson City NV,</b> The target area is bounded by College Parkway and Interstate 580 on the south; a line following Emerson Drive on the west; a line following Kelvin Drive on the north, and Highway 50 and the V and T track on the east.</p>	<p>The target area includes older industrial and highway commercial properties along Highway 50 and adjacent to Carson City Airport, and properties along Highway 50 and adjacent to the Virginia &amp; Truckee Railroad. The recent 2025 Carson City Master Plan update identified this area for new growth and employment generating uses for the City. Barriers to development include prior railroad, airport and highway commercial uses and properties may have suspected soil contamination. Additionally, portions of the target area are in a flood plain and assessment is needed prior to development to ensure any soil contaminants do not migrate. Because Carson City is surrounded by BLM land, the target area represents the only area in the City for new commercial and industrial growth.</p>
<p><b>TA 3: Hawthorne, NV, Mineral County.</b></p>	<p>Hawthorne is the Lyon County Seat and developed around Hawthorne Army Base (now closed). Closure of the base has had a lasting economic impact on this community resulting in the loss of population leaving vacant and underutilized</p>

Target Area/ TA Boundaries	Description of Target Area and Brownfields
Hawthorne CPD (1.6 square mile area) and the Babbitt track a 108+/- area located adjacent to the northern town limits (10 <sup>th</sup> Street); and bounded by Highway 95 (east); and 10th Street, Armory Way (west and north). Pop. 3,118 CDP	buildings including former military housing. The town has excellent freeway and air connections to support light industrial, technology and other employment generating uses. The County has completed a 2022 EPA Clean-up Grant for the town's catalyst site, the Babbitt site, a 108-acre area previously owned by the military now owned by the County. The town and Lyon County are requesting Area-Wide Planning funds for this site to consider alternative re-uses for the site that will strengthen the employment base of the existing town.

**b. Priority Sites**

**Priority Site #1: Yerington Industrial Site, Lyon County.** Lyon County and the Yerington Main Street Program Director identified a 31.6-acre site located at 150 Highway 339 in Yerington as the priority site. Located across the highway from the Anaconda Copper Mine, the site was formerly a meat processing plant serving the agricultural Mason Valley where the town is located. This property sits along the Walker River, an important recreational resource and source of agricultural water. The property owner has met with local and regional government representatives for assistance in re-using the site for industrial and employment generating use. One concept is a local processing plant to serve the agricultural area of Mason Valley; This is a high priority for the town and region. Successful assessment and cleanup of this site could create an estimated 50-100 jobs in a community where 20.8% of residents live below poverty, the median income (\$44,974) is 42% below the national median, and unemployment (4.5%) affects a population with limited alternative employment opportunities. The site's reuse would also generate property tax revenue to support services for Yerington's extraordinarily high elderly population (53% over age 60) and address needs of the community's vulnerable youth population (35% of births to teens ages 15-19).

**Priority Site #2: Carson City Airport US 50 Data Center Site :** The priority site is a 27-acre site located at 7401 Highway 50 in the East Portal Specific Plan Area which the City has recently approved planning entitlements to allow data centers on this site. This land is located on a former airstrip and adjacent to the Virginia & Truckee Railroad. Phase I and possible Phase II are needed to assess the site for possible aviation, or railroad related contaminants. The US 50 Data Center site also does not require any energy upgrades and currently has 30 MVA Distribution Power at the site to support a data center. This would serve as a catalyst project for the East Portal Specific Plan area. The City's Economic Development Office has identified these parcels as critical for attracting advanced manufacturing, data center operations, and logistics facilities due to the area's proximity to Carson City Airport, direct access to Interstate 580 and Highway 50, and sufficient land area for modern industrial development. Successful assessment and remediation of these sites will create employment opportunities for residents of Carson City. The employment sectors these sites can attract advanced manufacturing, technology, data center operations, logistics and offer family-wage positions (average \$55,000-\$75,000 annually) that can help provide career pathways for residents.

**Priority Site #3: Babbitt Area Wide and Reuse Plan, Hawthorne, Mineral County.** The Babbitt site is a 108-acre site owned by Mineral County located along US 95 immediately north of downtown Hawthorne and west of Hawthorne Industrial Airport. This grant would provide funds for an Area-wide Reuse Plan for this large site. This site is identified as a high priority economic development project in the Mineral County Master Plan. As noted above, previously both EPA Assessment and Clean-up funds have been used to remove contaminants on the site related to former military housing use. With this grant, NNDA is seeking funds to develop an Areawide Reuse Plan for the 20 plus parcels in the 108-acre area. Reuse alternatives under consideration are logistics, light industrial or technology center at the site, to capitalize on the sites proximity to Highway 95 and the Hawthorne Industrial Airport; and/or a planned development with mixed uses including housing and recreation mixed use area to tie in with the popular recreational Walker Lake area north of Hawthorne. The feasibility of these uses, marketability and consideration of alternative uses would be the subject

of the Areawide Plan supported by a stakeholder and public participation process. This site represents the large redevelopment opportunity in Mineral County. Given Hawthorne's high unemployment at 10.5% (double the state rate of 5.2%), and limited private-sector employment opportunities following military base downsizing, reuse of this site is critical for the community's economic survival.

**c. Identifying Additional Sites.** NNDA will meet with key representatives of Lyon County, Mineral County, Carson Consolidated City County, and representatives from Hawthorne and Yerington to discuss the next logical sites within the areas targeted for assessment. It is expected that in each of the three target areas at least one public community meeting will be held to discuss priorities. The criteria for prioritizing additional sites will include: 1) degree of urgency or public health risk; 2) developer/owner interest, financial feasibility of reuse and marketability; 3) intended reuse and feasibility of reuse; 4) public benefit or community use; and 5) other prioritization factors identified by the community.

**d. Reuse Strategy and Alignment with Revitalization Plans.** All the priority sites and the proposed reuses are consistent with the adopted Master Plan for their respective location. The Carson City priority project is recently approved for technology (data) center which is consistent with the *Carson City Master Plan* (May 2025), the *Eastern Portal Virginia & Truckee Railway Gateway Specific Plan* (May 2025) and the *Carson City Airport Master Plan* (2020). These plans call for the expansion of economic development opportunities along the airport and highway 50 corridor, particularly in conjunction with development of the V&T Railway, and the promotion of public/private partnerships to facilitate economic development and public purpose uses. Similarly, the Yerington Industrial Reuse site which is proposed for a food processing facility is consistent with the *Lyon County Master Plan* (December 2021) and the goals of the town of Yerington. This use would fill an important need for the greater Mason Valley agricultural community and Yerington. The *Mineral County Master Plan* (2022) specifically calls for the near-term reuse of the Babbitt property for employment generating uses in coordination with the airport industrial development. This is a priority to address the high unemployment in the target area.

**e. Outcomes and Benefits of Reuse Strategy.** The table below summarizes the potential economic impact of the re-use strategy.

- **Job Creation and Clean Energy Jobs.** Collectively, the targeted projects are projected to create approximately 500–850 new direct permanent jobs, with a significant share in clean energy, advanced manufacturing, and environmental remediation–related industries. These investments will support the transition to a clean energy economy while creating family-sustaining jobs accessible to local and rural workforces.
- **Increase Local Tax Base to Fund Essential Public Services.** Redevelopment of the identified catalyst sites is expected to generate substantial private-sector capital investment, estimated at \$210–\$250 million, leveraging federal resources to catalyze long-term economic growth. The resulting increase in the local tax base is projected to generate approximately \$4–\$8 million in new annual tax revenues, strengthening the fiscal capacity of local governments to support essential public services, including K–12 education, health care, infrastructure, and public safety.
- **Resilience to Extreme Weather Events and Natural Disasters.** Northern Nevada communities have experienced winter blizzards, flash floods, wildfires and extreme heat. As such, these communities have developed and are continuing to refine strategies to reduce loss of property or life from natural disasters. Sections of the target areas, such as the 108-acre Babbitt site in Hawthorne and the Yerington priority site are within the 100-year flood plain. As part of the proposed Areawide Reuse Plan for this site, EPA funds can be used to develop guidelines to reduce flood risks to new reuses such as elevation of foundations, incorporation of storm retention on site, and use of green areas to absorb storm run-off that can double as recreation space as part of the plan for the site.
- **Facilitate Alternative Energy and Energy Conservation.** The new uses and reuses are expected to meet modern energy efficiency standards as required by Nevada's updated code. Major planned industrial and data center developments in all three target areas are large floor plate developments which are ideal for incorporation of solar energy roof top systems and the sites can also include battery storage facilities. Mineral County, Lyon County and Carson City Master Plans policies for including solar systems in new development. All of northern Nevada is a sun-rich state with an average of 250 sunny days per year. Areas like Yerington are also a focus for new geothermal development with the approval of the Wabuska and Whitegrass 1

Geothermal facilities. NV Energy is focused on new energy sources to replace the closure of all coal fired plants with the most recent closure in 2025 (North Valmy Coal Plant was converted to natural gas).

- The table below summarizes the economic impact NNDA projects with the expected re-use of the priority sites:

Priority Project	Perm. Jobs	Const. Jobs	Annual Tax Revenue	Investment	Assumptions
Carson City Data Center (27 acres)	10 - 50	100-300	\$900K-\$2.3M	\$50-150M	30MVA capacity, datacenters typically show 0.5-2 jobs per MW for operations, so 30MW facility might generate 15-60 operational jobs—but this varies widely by type of data center.
Yerington Food Processing (31.61 acres)	150-250	300-500	\$1.2-\$2.2M	\$40-80M	Small-Scale Regional Facility (~200,000 sq ft) on 31.61 acres of land. Typical meat processing facilities use 15-30% of site for buildings (rest for parking, loading, stormwater, setbacks, future expansion) – Conservative estimate: 15% of 31.61 acres = 4.7 acres = ~205,000 sq ft building; jobs based on 0.012-0.015 employees/sq ft for processing areas.
Hawthorne Babbitt (108 acres)	355-550	300-500	\$1.8-\$3.4M	\$120-215M	Industrial/Logistics: 300-450 permanent jobs Residential/Commercial Support: 40-70 jobs Recreation/Services: 15-30 jobs Total Permanent: 355-550 jobs Construction: 300-500 jobs during active development
TOTAL	515 - 850	700-1,300	\$3.9-\$7.9M	\$210-445M	

**f. Resources Needed for Site Reuse.** Reuse of the priority sites will rely primarily on private reinvestment with supportive public policy and when feasible, public funding. It is not expected that ground water contamination will be encountered on the sites, but some removal of contaminated soils or underground tanks may be necessary to prepare the site for reuse. For sites that need clean-up funding, NNDA has previously used EPA Clean-up grants and Nevada Department of Division of Environmental Protection (NDEP) funds and will apply for such funds for projects as needed. All of the areas are eligible for site development funding on a competitive basis from federal Community Development Block Grant funds and EDA funds. Relative to private reinvestment, portions of the Carson City Target area are located in Opportunity Zones which provide tax incentives for reinvestment in the area.

**g. Use of Existing Infrastructure.** All projects will make use of existing infrastructure to support reuse. The necessary public roadways with utilities are in place to serve all the sites, however, some internal connections and upgrades may be necessary on the sites depending on the final reuse plan and location of buildings. NV Energy works closely with NNDA and affiliated development agencies to ensure electric service is available for new developments. The Carson City Data Center and industrial areas for instance already have energy sufficient for the use provided to the sites by NV Energy.

## (2) COMMUNITY NEED AND COMMUNITY ENGAGEMENT

**a. The Community’s Need for Funding.** The three targeted areas all have a need for funding due to small population size and economic restraints. For instance, Nevada does not collect State income tax, and the property tax rate is modest 0.84%. Sales tax revenue is the greatest tax income for local services. In these smaller communities, and in areas like downtown Carson City where unemployment is high and median incomes are low, the community supports less sales tax for needed public services. Both the towns of Yerington and Hawthorne have populations below 5,000 persons and all three target areas have median and per capita income less than that of the State of Nevada or the nation overall. For example, the median income in Yerington is \$44,974 compared to the nation’s median income of \$77,719. The table below summarizes key economic characteristics of the three targeted communities compared to the State of Nevada and the nation. As a regional organization, NNDA receives limited funds from the Governor’s Office of Economic Development, specifically to provide technical assistance to communities within the region.

**Table 1. Social Economic Indicators for the Targeted Communities**  
**Source: Census Reporter, U.S. Census Bureau (2023). American Community Survey 5-year estimates and Nevada DETR Labor Statistics for September 2025.**

	Yerington City	Hawthorne City	Carson City	NV State	USA
Population	3,130	2,876	58,364	3,194,176	334,914,880
Unemployment Rate	4.5%	10.5%	4.0%	5.2%	4.6%
% Below Poverty	20.8%	15%	11.1%	12.8%	12.5%
B.A. or Higher	17%	12.3%	24.5%	27.4%	36.2%
Median Income	\$44,974	\$54,604	\$71,809	\$75,561	\$77,719
Per Capita Income	\$31,227	\$24,542	\$38,222	\$39,963	\$43,313
Over 60 in age	53%	29%	28%	23%	24%
Under 19	20%	27%	22%	23%	23%

**b. Health or Welfare of Sensitive Populations.** Yerington, in Lyon County has a high population of elderly persons (53% over age 60) according to the 2023 American Community Survey. This is more than double the comparable elderly population of the State and Nation. Yerington also has the highest fertility rate, again more than double that of the state and nation with 35% of the births in the last year to women between 15 and 19 years of age. Yerington also has a high percentage of persons in poverty (20.8% of the population live below poverty level) and 45% of the children (under age 18) live in poverty. The proposed Brownfields grant will generate jobs and expand the local tax base, enabling increased investment in essential education, health, and social services, including youth programs and senior preventive care.

Hawthorne, in Mineral County, has 27% of the population under the age of 19, which is higher than the comparable average for the State and the nation. Nearly 40% of the households are single parent households with children, and 14% percent of children live below poverty level. Unemployment (September 2025) was particularly high in Hawthorne at 10.5%, roughly double the State (5.2%) and much higher than the national (4.6%) unemployment rates. Reuse of the vacant Babbitt site will increase tax revenue and create jobs, strengthening Mineral County’s economic vitality and supporting family services.

Carson City contains a federally designated Opportunity Zone covering a central, urban portion of the city that meets low-income and higher poverty criteria used for OZ eligibility (median household income ~\$49,000 with a roughly 19% poverty rate, compared to state averages). The Brownfields target area is located within several miles of this Opportunity Zone and could help provide nearby job opportunities for residents of economically distressed neighborhoods. Studies have shown the effects of job loss and unemployment causing depression, social isolation and other mental health issues such as substance abuse, which in turn affects health outcomes. For these reasons, NNDA and their partners are committed to using all available resources to promote reuse of brownfields for productive employment and tax generating uses and to fund the services such as job training, medical services, childcare, and educational services that support healthy individuals and healthy communities.

**c. Greater Than Normal Incidence of Disease and Adverse Health Conditions.** Health data for the targeted areas is only County; therefore, the data in **Table 2** below is at a County level unless otherwise noted. In each of the Counties, the targeted communities serve as the main population center (or county seat) and the remainder of the county is generally rural or federal BLM, BIA, or other government land (Lyon County, 65% of land is federally owned; in Mineral County, 92% is federal; and in Carson City/County, 75% is federal).. Overall, the leading causes of death in Nevada are heart disease and cancer. While cancer rates have remained relatively stable over the last decade, heart disease is on the rise. The prevalence of coronary heart disease in the population is high in the targeted communities with the prevalence being 8.0% in Carson City, 8.4% in Lyon County and 11.6% in Mineral County – all rates much higher than the average rate of 5% for the nation. High rates of heart disease relate in part to the proximity of the targeted communities to major interstate routes with high levels of particulate matter and ozone, and proximity to air toxic release sites. The Nevada Health Workforce Research Center at the University of Nevada, Reno School of Medicine publishes County Health Rankings. For the targeted areas, the 2024 report found that the target areas have higher rates of premature death and shorter life span than the State or nation. The areas also have lower rates of health insurance. Through assessment and cleanup of the priority sites, NNDA seeks to identify and remove contaminants that contribute to poor health outcomes and disease. Reuse of these sites will strengthen the tax base to support services like preventive health care, increased access to primary care, healthy foods and recreational opportunities to promote the health of the targeted areas.

Indicators Source: Nevada County Health Rankings 2024	Lyon County Yerington	Mineral County Hawthorne	Carson City/County	USA
Life Expectancy (Years)	74.9	67.8	73.6	77.6
Asthma Rate	10.7%	10.2	10.4	10.3
Heart Disease	9.8%	8.0%	8.6%	5.8
Cancer	9.4%	8.7%	5.4%	6.4%
Percent of low-income persons w limited access to healthy foods	9.8	32.7	2.74	6.0
Teen births – Number of births per 1,000	21.4	25.4	21.3	17.0
No Health Insurance	12.7	11.4	13.2	10.0

**d. Economically Impoverished/Disproportionately Impacted Populations.** All three communities have median household incomes substantially below state and national levels. Yerington's median income of \$44,974 is 42% below the national median of \$77,719; Hawthorne's income of \$54,604 is 30% below; and even Carson City's income of \$71,809 falls below the national level and all target areas are located in near proximity to environmental contamination sources such as major transportation corridors, mining operations, agricultural areas with high pesticide use and known brownfields contaminated sites. This grant can help reduce disparities by promoting new employment generating industries on brownfields in areas with historically high unemployment. In turn, new job growth often improves the incomes or persons in the target area, and creates critical market dynamics to support new grocery and neighborhood serving facilities and services. The expanded tax base also supports childcare centers and the school districts to improve chances for young people from disadvantaged areas to successfully seek jobs. Through the development of the proposed data centers, these communities will have enhanced data processing and data transmission capability to support efforts such as remote or computer-based learning and telemedicine. This is particularly important for the remote rural communities in Lyon and Mineral Counties. In these remote rural areas, people have limited access to healthcare services due to financial constraints and transportation distance and costs. These areas also have higher rates of persons without medical insurance. Telemedicine for both urgent assessment and preventive care can be expanded to these areas more easily than building new hospitals. With 85% of the state's land under federal ownership, counties and cities have extraordinarily limited developable land and that carries environmental uncertainty, the economic impact is magnified and these communities literally cannot afford to leave brownfield sites undeveloped, yet they cannot afford to assess them without EPA support.

**e. Project Involvement and f. Project Roles for Community Engagement.** NNDA is a regional organization and therefore, some of our key outreach partners are local government representatives from the three targeted communities. The local organizations that are key partners to support the NNDA's Brownfields revitalization program are summarized in the table below.

Organization and Point of Contact	Mission and Role
Carson City/County Hope Sullivan, Community Development Director, <a href="tel:7752837922">(775) 283-7922</a> HSullivan@carson.org	<b>Mission:</b> Local government responsible for the planning, approval of development, and provision of services in Carson City. <b>Role:</b> Provide information on allowed site uses, coordinate with public works and other departments to assist with site access and assessments, and coordinate with the City's Citizen Outreach Coordinator when Brownfields Public Meetings are being planned.
Lyon County Andrew Haskin, County Manager <a href="tel:7754636531">(775) 463-6531</a> ahaskin@lyon-county.org	<b>Mission:</b> Main local government entity and service provider for Lyon County and the town of Yerington. <b>Role:</b> Coordinate planning and public works information related to target area re-use and assistance in public involvement through outreach to the Yerington County Advisory Group and the City of Yerington departments, as necessary.
Yerington Main Street Program Melanie Young-Pinkerton, Director, director@yeringtonmainstreet.com	<b>Mission:</b> Coordinate property owners and residents to enhance the economic viability of the town. <b>Role:</b> Outreach to business and property owners, assistance is community outreach for Brownfields meetings and activities in Yerington.

Organization and Point of Contact	Mission and Role
Mineral County Alyssa Burke, Grant Administrator (775) 505-4810 Aburke <a href="mailto:@mineralcountynv.org">@mineralcountynv.org</a>	<i><b>Mission:</b></i> Main local government entity and service provider for Mineral County and the Hawthorne/Babbitt community. <i><b>Role:</b></i> Coordinate planning and public works information related to target area re-use and assistance in public involvement through outreach to the community of Hawthorne.
NV Energy Jeff Brigger, Director (775) 834-3716 <a href="mailto:jbrigger@nvenergy.com">jbrigger@nvenergy.com</a>	<i><b>Mission:</b></i> Electric generation and distribution for the State of NV and coordination with all entities to ensure the economic development of the state. <i><b>Role:</b></i> Coordination of energy supply and distribution to the proposed data centers and industrial parks.
Nevada Builders Alliance Jeff Sutich, Chief Operating Officer 775-882-4353 <a href="mailto:Jeff@nevadabuilders.org">Jeff@nevadabuilders.org</a>	<i><b>Mission:</b></i> Nevada’s state’s largest construction and building trades association, representing needs of our industry. <i><b>Role:</b></i> Outreach to membership to help identify firms interested in reuse of brownfields sites.

All of the above organizations have been essential partners in the successful implementation of past EPA Grants, and also have a network of community-based organizations and individuals to contact for the Brownfields community outreach program. As previously noted, all the Counties and Cities within the NNDA regional jurisdiction are signatory to the organization.

**g. Incorporating Community Input.** NNDA and their partners will use multiple methods to solicit and include community input. The Request for Proposal for Qualified Environmental Professionals for the program will include criteria related to experience in public participation and community relations since a critical part of the assessment process involves coordination with community property owners, businesses and neighbors. Our quarterly reports to EPA will summarize public input received and how the input was responded to and incorporated into the program. Proposed outreach methods include:

- Four annual community meetings in each of the three target areas. The initial 2026 meeting will be the Project “Kick-Off” Meeting to introduce the community to the program and the planned sites to be assessed.
- Annual presentations (4) before NNDA “State of the Counties” attended by all County Managers, City Managers, CBO’s, Community Stakeholders and the public.
- Provide regular updates (quarterly or twice a year depending on program progress) before the Carson Board of Supervisors; Lyon and Mineral County Boards of Commissioners and the Yerington City Council. These updates will be advertised in local newspapers, City and County Websites, and through organizations like the Downtown Association or Main Street Associations to encourage public attendance. Virtual meetings can also be held.
- For the Babbitt Areawide Reuse Plan, NNDA will work with representatives from Mineral County and the town of Hawthorne to develop a specific participatory process to allow the public to participate in the development of reuse alternatives and strategies.
- Programmatic, site-specific Fact Sheets/brochures will be prepared for distribution. Press Releases will be prepared as each major milestone in the program is achieved. This information and project briefings will also be made available to the EPA representatives and the District offices of our Congressional delegation.

### (3) TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

<b>Description of Tasks/Activities and Outputs.</b> No subawards or participant support costs.
<b>Project Management</b>
a. <u>EPA Funded Activities.</u> Negotiate EPA Cooperative Agreement, initiate program by preparing a Request for Qualifications and Proposals (RFQ/P) to secure a qualified environmental professional (QEP) consulting firm(s) to conduct assessments; interview and rank proposals; and negotiate QEP contract. In coordination with targeted community representatives, create initial site inventory list for each of the targeted areas.
b. <u>Project Schedule:</u> From date of grant award to October or November 2026. Consultant selected in the October-November 2026 timeframe.
c. <u>Task Activity Lead:</u> NNDA Executive Office

d. Outputs: Executed Grant Cooperative Agreement; Identify up to 30 candidate sites for Brownfields eligibility in the targeted areas; Prepare, advertise and conduct interviews for selection of qualified environmental professionals (QEP) to conduct assessment work.

**Task 2: Community Participation and Outreach**

a. EPA Funded Activities. NNDA will ensure community members have input into decisions involving site selection, assessment, cleanup, and redevelopment of Brownfields sites. NNDA and partners will conduct the following outreach and engagement activities: review the existing community outreach and involvement plan and enhance and/or expand communication for each target area; Attend and present updates to the Target Area City Councils, Board of County Commissioners, and community groups to discuss project progress; Targeted outreach to affected communities and stakeholders, multiple target area community meetings and public meetings to gain community and stakeholder input on site selection, assessment, cleanup and reuse decisions and outreach and meetings with property and business owners

b. Project Schedule: Kick-off meetings in target areas planned for January to March 2027. Annual meetings thereafter, plus on-going meetings with community members, property owners, business owners and concerned citizens throughout the grant term.

c. Task Activity Lead: NNDA Executive Office

d. Outputs: Project “Kick-Off” Meeting and four follow-up annual community meetings; Annual presentations (4) at NNDA “State of the Counties” attended by all County Managers, City Managers, CBO’s, Community Stakeholders; Prepare programmatic, site-specific Fact Sheets/brochures, and Press Releases, and update NNDA Brownfield website; and Meetings with community partners, property owners, neighbors as requested.

**Task 3: Environmental Assessments**

a. EPA Funded. This task covers contract costs for a Qualified Environmental Professional (QEP) firm(s) to conduct Phase I and Phase II assessments and to prepare all related documents for site approval and access, quality control and health and safety. Each ESAs will be conducted under the supervision of a State of Nevada Certified Environmental Manager (CEM) and in accordance with ASTM E1527-21 Phase I ESA Standard and 40 CFR Part 312 Standards and Practices for All Appropriate Inquiries. Phase II reports will be conducted under ASTM Standard E1903 11. In addition, one Data Quality Objectives and Quality Assurance Project Plans (DQO/QAPP) will be prepared.

b. Project Schedule: Consultant selected no later than November 2026 and site approval process and access agreements initiated for priority projects. It is estimated that 2 to 5 site assessments will be completed each quarter beginning in 2027.

c. Task Activity Lead: NNDA will lead and oversight Qualified Environmental Professional (QEP)(s)

d. Outputs 20 to 30 Site eligibility forms for EPA approval submitted; 20 to 30 Site access agreements secured; 23 Phase I ESAs and an estimated 8 Phase II ESAs and AAI reports for each site. DQO/QAPP documents and 8 FSPs/HSPs.

**Task 4: Areawide Planning and Reuse Planning**

a. EPA Funded. Funding to secure a Qualified Environmental Professional firm to help prepare an areawide plan and reuse plan for the 108-acre Babbitt site in Hawthorne. It is anticipated that the area-wide plan will have substantial public and stakeholder involvement and therefore, some additional travel and outreach costs for NNDA staff are also included in the budget. It is anticipated that studies for re-parcelization of the land will be needed and possibly an infrastructure capacity study to determine what will be needed to support the planned reuse. . 30% of grant funds are committed to Area Wide Planning.

b. Project Schedule. Project “Kick-off” March 2027 to be followed by at least 3 participatory planning meetings. Presentation of a draft and final areawide plan to the community, Mineral County Board of Commissioners, NNDA Board and EPA expected in mid-2028.

c. Task Activity Lead: Selected Contractor under oversight of the NNDA Executive Office

d. Outputs. Areawide Plan describing the potential alternatives for site re-use, estimated feasibility for each option, and an implementation plan for marketing and developing the site. This may include re-parcelization to make re-use more feasible.: Up to 5 reuse plans for other priority sites.

**Task 5: Monitoring and Reporting**

- a. EPA Funded Activities. Monitor all grant activities; prepare quarterly reports to EPA and monthly reports to City and Counties; quarterly meetings with environmental contractor, prepare and submit ACRES data; prepare and submit financial status reports and final closeout report.
  - b. Project Schedule. This activity occurs throughout the grant period.
  - c. Task Activity Lead: NNDA Administrative staff.
- Outputs: 16 Quarterly Reports; 48 Monthly Reports; 16 Quarterly NNDA/QEP management meetings
  - ACRES Reporting for approximately 30 sites.
  - 3 annual Financial Status and MBE/WBE Reports
  - 1 Final Financial status and MBE/WBE Reports and 1 Final Close-out Report

**Budget and Cost Estimates**

BUDGET TABLE	Task 1 Project Management	Task 2 Com Involvement	Task 3 ESA's	Task 4 Areawide Reuse Plans	Task 5 Monitoring	Total
Personnel	\$3,500	\$7,000	\$2,100	\$3,500	\$1,400	\$17,500
Fringe Benefits	\$7,500					\$7,500
Travel	\$0	\$9,000	\$0	\$0	\$0	\$9,000
Contractual	\$0	\$6,000	\$310,000	\$150,000	\$0	\$466,000
Direct Costs Subtotal	\$11,000	\$22,000	\$312,100	\$153,500	\$1,400	\$500,000
Indirect Costs	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$11,000	\$22,000	\$312,100	\$153,500	\$1,400	\$500,000

**g. Cost Estimates.** Cost estimates for the tasks are based on actual costs or estimated costs based on NNDA's experience with prior EPA Assessment Grants and consultations with our partners. Administrative Costs. NNDA staff costs are based on \$85 per hour on average to include salaries and benefits. Indirect costs are provided in-kind. Administrative (non-program costs) for NNDA do not exceed 5% of the grant total. Travel costs include 1) travel by auto to the target areas from Carson City to Yerington (55 miles one way) and Hawthorne (120 miles one way) and are based on the IRS allowed milage reimbursement rate (currently 72.5 cents per mile in 2026) and assume travel by NNDA to each target area at least once a quarter. Contractual Costs. Based on recent costs under the 2022 Brownfields Grant with a modest inflation factor (2%), costs for the QEP to conduct assessment and planning work are based on the following: Site access agreements at \$150 each; Phase I ESA's estimated at an average of \$2,300/each. Phase II ESA estimated at an average of \$14,500 each; HSP and FSP plans required for each Phase II report estimated at \$4,00 per site; and the required Quality Assurance documents are estimated at \$10,000. In addition, each site will need an AAI (Appropriate Inquiries) checklist estimated at \$160 per property. This category also includes costs to prepare an area wide plan for the 108-acre Babbitt site estimated at \$30,000 to \$50,000 and up to 5 site reuse plans (at \$15,000 to \$17,500 each) for the other priority sites in the targeted areas. Monitoring and Reporting Costs. These costs are based on time and materials from based on the 2022 EPA Assessment Grant average costs and include: Quarterly Reports (16) \$1,250/each; ACRES Reporting for 23 to 30 sites at \$150/each; 3 annual Financial Status reports at \$750/each; 1 Final Financial status report at \$1,500 and the Final Close-out report at \$2,450.

**f. Measuring Environmental Results.** NNDA will work closely with EPA, Region 9 to prepare a Work Plan which will include milestones and specific project tasks with associated schedules and budget and will delineate the environmental outcomes/work plan deliverables. All 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. For example, as part of the quarterly report, NNDA will note when properties are cleared for reuse and report when and what type of reuse occurred including the number of jobs, expected tax revenue and any other community benefits. NNDA will update 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, and important outcomes such as reuse and job creation, and other pertinent information relied upon by EPA to assess the success of the Brownfields program. NNDA also tracks the outcome of assessment sites even after

completion of the grant since often times successfully re-use may take years. Re-use success stories are highlighted on the NNDA website.

#### **4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

**a. Organizational Capacity, b. Structure, and c. Description of Key Staff.** **a.** NNDA is a State-designated regional redevelopment authority governed by a Board of Directors which includes both community members from the targeted areas, as well as industry professionals. NNDA has previously administered four successful Brownfields grants, thus, the organization has extensive experience in consultant selection, management of consultants and compliance with federal procurement, contracting, financial and reporting requirements of the Brownfields program. **b.** NNDA is governed by a Board of Directors comprised of appointed representatives from the counties and cities within the jurisdiction, public members and key industry leaders. To ensure tight project management of EPA funds, NNDA is responsible for all funds and for the oversight of contractors selected to provide assessment services. **c. Key Staff:** Tatjana Vukovic is the Deputy Director and will oversee the grant. Ms. Vukovic has been an economic development expert for the last sixteen years, previously serving as the Business Development and Special Projects Director at Governor’s Office of Economic Development and an Economist for the Nevada Department of Agriculture. Tatjana also oversaw the management of the Brownfields Assessment Cooperative Agreement grant received in 2023. She holds a Bachelor of Science degree in Economics, and Master of Science in Economics, from the University of Nevada Reno. Hayden Poinier, NNDA Business Development Coordinator, will assist Tatjana and serve as the Brownfields Project Manager. Hayden holds a B.S. degree in Biology and a master’s in business administration from the University of Nevada Reno. Hayden was responsible for management of the 2022 grant and is familiar with the requirements of the program.

**d. Acquiring Additional Resources.** NNDA has successfully secured the services of QEPs for prior Brownfields grants. This includes preparing an RFQ/RFP consistent with federal requirements, a review panel and interview process to select the most responsive and qualified firm. Additionally, NNDA seeks technical assistance from EPA Region 9, the Nevada Division of Environmental Protection and Center for Creative Land Recycling. NNDA has also been successful in blending funding streams to support reuse of projects as evidenced by several successful housing projects on brownfields sites in Carson City, and multiple successful public and industrial re-use projects in the greater NNDA area (see also Accomplishments section below).

**e. Past Performance and Accomplishments:** (1) Accomplishments. NNDA has received four EPA Brownfields Assessment Grants. Grants for 2014, 2017, 2018 are 100% expended and closed. With these grants, NNDA has accomplished 284 Phase I Assessment; 67 Phase II Assessments, and 45 Clean-up and Re-use Plans through EPA funding. The most recent grant (2022) is 95.8% expended and will be fully expended by March 2026. The ASAP.gov balance sheet for October 1, 2025, is attached showing the drawdown. These grants were instrumental in the marketing and or reuse of over 157 sites. In Carson City, two housing projects were enabled by EPA assistance and include: Assessment of a 7.9-acre site in Carson City for affordable housing. The Sierra Flats project broke ground on Butti Way and Airport Road in Carson City in 2022 and was completed before the end of 2023. The project included funding from the State of Nevada Housing Division Tax Credits, the National Housing Trust Fund, and HOME Investment Partnerships Program. Also in Carson City, Brownfield Assessment grant funds supported the reuse of the former Whistle Stop Motel to two apartment towers with 34 units and a commercial building in partnership with Western Nevada College (student housing). In Fernley, Nevada, NNDA used EPA funds to help leverage two large logistic centers: the Polaris Industries Distribution Center and the Victory Logistics District. These centers have created new jobs and spurred reinvestment in the community of Fernley. The ‘Victory Project’ received a \$25 million DOT federal grant for Fernley to be an integral hub in the West for the distribution of goods by rail and highway. More case studies are highlighted on NNDA’s Brownfields Website: <https://nnda.org/case-study/epa-brownfield-grants>. (2) Compliance with Grant Requirements. Under all grants, NNDA is fully compliant with the workplan, terms and conditions and progress outcomes. NNDA has no adverse audit findings. Quarterly reports are submitted in a timely fashion, and sites assessed are entered into the ACRES program. NNDA regularly exceeds work program objectives and has always spent all funds received from EPA.

## **THRESHOLD CRITERIA**

### **Northern Nevada Development Authority Application for Community-Wide Assessment Funds**

#### **1. Applicant Eligibility**

**a. Eligibility.** Northern Nevada Development Authority (NNDA) is an eligible applicant under Section 2. A. of the guidelines which states that an eligible applicant includes:

“Regional Council established under governmental authority or group of General-Purpose Units of Local Government established under Federal, State, or local law (e.g., councils of governments) to function as a single legal entity with authority to enter into binding agreements with the Federal Government.”

Northern Nevada Development Authority (NNDA) is state sanctioned regional entity representing a 5-county area of Northern Nevada which includes Carson City (a consolidated City/County), Douglas, Churchill, Lyon, Mineral and Storey counties. The regional development authorities of the State of Nevada were established under Nevada State Statute (NRS) 231.009. The regional development authorities are defined in Nevada Revised Statute (NRS) Chapter 231.009, and are further classified under the NRS as a “local government entities”. As such, NNDA functions as a general-purpose local government and single legal entity with authority to enter into binding agreements with the Federal Government. See also the State of Nevada’s Governor’s Office of Economic Development (GOED) website designating the recognized Regional Authorities in the State which includes NNDA for the Sierra Region at [goed.nv.gov/regional-development-authorities](http://goed.nv.gov/regional-development-authorities). A copy of the current contract between NNDA and the State of Nevada is attached.

**b. Tax Exempt Status.** NNDA is not exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code.

**2. Community Involvement.** NNDA actively encourages community involvement in all our programs. Additionally, NNDA works through the networks of the five member Counties and the cities and townships in those Counties. The governing board was consulted in the development of this application along with outreach and involvement by representatives of the City of Carson City, City of Silver Springs, City of Yerington, Lyon County, and the City of Hawthorne and Mineral County. The Community Involvement Plan outlines how citizens, property owners, businesses and other stakeholders will be involved in the selection of new sites, re-use planning decisions, and other major program decisions. Substantial outreach to property owners, residents and community and government representatives of the targeted communities has already occurred during the preparation of this grant application including meetings in Carson City, Yerington and Hawthorne as well as consultations with staff of Lyon, Mineral and Carson City counties and organizations such as the Yerington Mainstreet Program.

**3 Expenditure of Existing Grant Funds** NNDA has successfully administered four Brownfields Assessment Grants of which three are fully expended and closed out. The most recent grant 2024 was more than 95% drawdown on October 1, 2025, per the EPA’s ASAP print-out (attached).

**4. Contractors and Named Subrecipients.** Not Applicable.