

Ranking Criteria For Assessment Grants

Project Area and Description and Plans for Revitalization:

Coalition Members, Target Areas and Brownfields:

1a. Coalition Members

Cora Gatti, Grants Specialist – White Pine County

White Pine County is a rural region in eastern Nevada that prides itself on its strong sense of community and commitment to improving the lives of its residents. With a population spread across the communities of Ely, Ruth, McGill, Lund and Baker, our county serves as a hub for essential services, economic development and cultural enrichment. Despite the challenges of rural living, we work diligently to ensure that every resident has access to resources and opportunities that foster growth and resilience.

Through collaboration, innovation and a deep commitment to our residents, white pine county continues to build a stronger and healthier and more connected community by investing in people, infrastructure and culture. We ensure that Ely, Ruth, McGill, Lund and baker remain places where families thrive, businesses grown and traditions endure. This grant will help us expand these efforts and create lasting impact for generations to come.

Courtney Thornal, Deputy Finance Director – White Pine County

Sheldon Mudd, Executive Director – *Northeastern Nevada Regional Development Authority (NNRDA)*

The Northeastern Nevada Regional Development Authority (NNRDA) is a state-recognized regional economic development authority serving Lander, Eureka, Elko, and White Pine Counties. Together, these counties form the largest geographic development authority in Nevada, spanning nearly 40,000 square miles. NNRDA is comprised of both public and private members who serve as stakeholders in Northeastern Nevada's future and work collaboratively to promote the region, recruit new industries, and support existing businesses. Regardless of whether members represent government or private enterprise, there is a shared understanding that community growth and economic diversification are essential to long-term sustainability and an enhanced quality of life.

Michelle Beecher, Lending Programs Manager – *Rural Nevada Development Corporation (RNDC)*

The Rural Nevada Development Corporation (RNDC) was founded to support business finance and community housing development, and it has since broadened its scope to address diverse economic opportunities in each community it serves. RNDC's mission is to foster economic growth by offering small business financing, and supporting economic needs across rural Nevada, with special focus on rural communities and Native American Tribes.

RNDC's housing initiatives include down payment assistance, home rehabilitation, and weatherization to help homes become more energy efficient. To ensure that low- and moderate-income families can access safe and healthy housing. Additionally, RNDC's loan programs provide rural entrepreneurs with the financial support needed to grow their businesses and strengthen local economies.

As a Community Development Financial Institution (CDFI), RNDC partners with federal, state, and local entities to address rural challenges. Committed to enhancing the quality of life, RNDC drives projects that promote sustainable community growth and a prosperous future for rural Nevadans.

1b. Overview of Brownfield Challenges and Description of Target Areas

Area of Focus – White Pine County

McGill Storm Drains:

The storm drainage system in McGill, Nevada, is outdated and deteriorating, creating significant challenges for managing stormwater. Originally constructed decades ago by the Kennecott Mining Company and later maintained by NDOT, the system consists of cross culverts under US 93 and a network of drop inlets, pipes, and junction boxes that carry water from the east side of town to the west. Many components are over 50 years old, built with inconsistent materials and poor construction practices, and now show signs of corrosion, cracking, and partial collapse. The system lacks modern features such as water quality controls, erosion protection, and adequate capacity, resulting in ponding at key intersections and bottlenecks where upstream channels exceed downstream pipe capacity. Maintenance is further complicated by clogged inlets, inaccessible grates, and unknown pipe conditions, as no as-built plans exist. Environmental concerns also arise from the slag ditch, which contains historic smelter waste, and portions of the system may have historic significance, adding complexity to rehabilitation efforts. NDOT recommends comprehensive evaluation, including video inspection and hydraulic analysis, to determine whether rehabilitation is feasible or full replacement is necessary—likely requiring a complete system upgrade from east to west to ensure reliable stormwater management and protect public safety.

Key problems include:

Aging Infrastructure: Many pipes and culverts are over 50 years old, built with poor construction methods (unconsolidated concrete, minimal cover, mixed pipe sizes).

Structural Concerns: While most pipes appear structurally sound at visible ends, some are in poor condition, partially collapsed, or heavily rusted. A recent collapse at Avenue K highlights the risk.

Capacity & Design Issues: The system lacks water quality features, outlet controls, and erosion protection. Upstream channels like the slag ditch have far greater capacity than downstream pipes, creating bottlenecks.

Maintenance Challenges: Many inlets are clogged with silt and debris, some grates are stuck or paved over, and ponding occurs at locations like Avenue A.

Environmental Risks: The slag ditch contains sediments from historic copper smelting, posing potential hazardous waste concerns.

Unknown Conditions: No as-built plans exist, and interior pipe conditions remain largely unverified. Some pipes may even be unconventional (e.g., welded 55-gallon drums).

Historic Considerations: Portions of the system may be eligible for the National Register of Historic Places, complicating rehabilitation.

AREAS OF FOCUS – Northeastern Nevada Regional Development Authority (NNRDA)

NNRDA's areas of focus within White Pine County include strategic locations with the capacity to support long-term economic growth and diversification. These areas were selected based on their ability to accommodate development across multiple sectors, leverage existing infrastructure, and support both emerging and legacy industries.

Nevada Northern Railway & Industrial Park Integration

NNRDA will restore freight service along the historic Nevada Northern Railway corridor and integrate this capability with the White Pine County Industrial Park to create a rail-served logistics hub. Freight restoration will reduce heavy truck traffic through Ely, improve shipping efficiency for mining and agricultural producers, and attract new industries seeking rail access. Concurrently, NNRDA will advance planning for a rail siding and spur network within the industrial park, enabling direct connection to the Union Pacific mainline. This combined

initiative includes feasibility studies, engineering assessments, and master planning for infrastructure improvements to support phased development and long-term economic diversification.

Yelland Field Infrastructure & Heritage Preservation

NNRDA will enhance Ely Airport (Yelland Field) to improve regional connectivity and emergency response capabilities while preserving critical historic assets at the Nevada Northern Railway. Airport priorities include extending municipal utilities to eliminate reliance on wells and septic systems, upgrading security fencing to meet compliance standards, and evaluating runway expansion to accommodate a broader range of aircraft. At the same time, NNRDA will support preservation of NNR's iconic coaling tower and other heritage structures to maintain the authenticity of tourism operations and ensure continued visitor revenue. These combined efforts strengthen transportation infrastructure and cultural resources, positioning White Pine County for sustainable growth.

AREAS OF FOCUS – Rural Nevada Development Corporation (RNDC)

As an area that could greatly benefit from increased economic development with robust businesses and area-beautification, RNDC would focus its efforts in Downtown Ely. The downtown area of Ely is plagued with buildings that, while beautiful and stately, have fallen into disrepair as they have aged. The cost of environmental testing, abatement, rehab, and bringing up to date with current building codes makes it difficult for owners of these buildings to open businesses here.

The Plaza Hotel and Collins Court Casino-These are two different buildings that have been identified as excellent locations on the downtown portion of Aultman Street that could greatly benefit from being updated to enable them to house businesses to bring activity and additional traffic to the area.

The Plaza Hotel 795 Aultman St: This 15,000 square foot, 2-story building was built in 1920 with a bar, restaurant, and lobby area on the bottom floor and the motel area on the top floor. Different owners have discussed renovations to reopen the building as a hotel as well as to change the orientation altogether to a rec-center space, or even apartment housing, both of which are definitely needed in the area.

Collins Court Casino 612 Aultman St: Collins Court is a 15,000 3-story building built in 1918. It has a large casino area and restaurant on the bottom floor with hotel rooms in the top two floors. With suitable restaurant space in dire need in the Ely area, this location has been the talk of many food-establishment owners as a potential site to bring in some additional food offerings, however, the scope of work that would be needed for an occupancy permit would be quite large.

1e. Reuse Strategy and Alignment with Revitalization Plans

White Pine County has developed a comprehensive and actionable reuse strategy for McGill that transforms legacy industrial infrastructure into vibrant community assets while addressing critical environmental and safety concerns. At the heart of this strategy is the South Ditch Corridor—a 0.25-mile linear channel historically used as a slag ditch by Kennecott Copper operations. Today, the ditch is neglected, overgrown, and prone to flooding and erosion, threatening culverts, pavement, and adjacent properties. Supported by EPA Land Revitalization technical assistance, the county envisions converting this corridor into a walkable greenway and trail system that links McGill's historic buildings, ballpark, and library, creating a recreational amenity and economic driver. This approach includes remediation of contaminated soils, removal of invasive vegetation, and aesthetic improvements, aligning with community goals for safety, environmental health, and quality of life.

This strategy directly advances local revitalization priorities outlined by the McGill Revitalization Association and White Pine County’s Comprehensive Economic Development Strategy (CEDS), which emphasize revitalizing Main Street businesses, attracting retail and restaurants, and enhancing public spaces to foster tourism and community engagement. The reuse plan complements broader initiatives such as the Nevada Northern Railway Depot restoration and trail expansion, which aim to preserve historic assets and create new recreational opportunities, further positioning McGill as a regional destination.

By integrating environmental cleanup, infrastructure improvements, and cultural preservation, the reuse strategy supports White Pine County’s long-term vision for sustainable growth and economic diversification. It aligns with state and local land use planning goals and leverages partnerships with EPA and local organizations to ensure redevelopment efforts are community-driven, economically viable, and ready for implementation. This readiness—combined with strong local support and technical assistance—demonstrates a high likelihood of success and measurable impact.

Regional Alignment with NNRDA Priorities

The Northeastern Nevada Regional Development Authority (NNRDA) shares this vision by focusing on strategic assets that can catalyze economic growth and diversification in White Pine County. Key initiatives include restoring freight service on the Nevada Northern Railway to reduce truck traffic, support mining and agriculture, and enhance tourism through authentic historic rail experiences. NNRDA also prioritizes expansion of the White Pine County Industrial Park, including development of rail siding and basic infrastructure to attract industrial tenants and logistics operations. Improvements at Yelland Field Airport—such as utility installation, security upgrades, and runway expansion—are critical to strengthening regional connectivity and supporting aviation-related business growth.

These efforts complement McGill’s reuse strategy by improving transportation, logistics, and tourism infrastructure, creating synergies between local revitalization and regional economic development. Together, these projects demonstrate a coordinated approach that leverages federal, state, and local resources to maximize impact, reduce duplication, and accelerate outcomes.

Local Alignment with RNDC Priorities

The Rural Nevada Development Corporation (RNDC) reinforces these goals through its commitment to downtown Ely revitalization and adaptive reuse of historic properties. RNDC has identified key buildings—such as the Plaza Hotel and Collins Court Casino on Aultman Street—that, if restored, could serve as hospitality venues, restaurants, or housing, meeting community needs while attracting visitors and stimulating economic activity. These projects address barriers such as environmental testing, abatement, and code compliance, which have historically hindered redevelopment. RNDC’s focus on restoring iconic properties aligns with McGill’s reuse strategy by promoting heritage preservation, tourism, and small business development across White Pine County.

By combining McGill’s reuse strategy with NNRDA’s regional infrastructure priorities and RNDC’s downtown revitalization efforts, White Pine County is positioned to deliver transformative outcomes. This integrated approach ensures that investments will not only remediate environmental hazards but also generate long-term economic benefits, create jobs, and enhance quality of life for residents. The proposed projects are shovel-ready, supported by strong partnerships, and designed to leverage federal funding for maximum return on investment—making this initiative a compelling candidate for grant funding.

1f. Outcomes and Benefits of the Reuse Strategy

The reuse strategy for McGill's South Ditch Corridor delivers transformative environmental, social, and economic benefits that extend beyond McGill to support regional revitalization goals.

Environmental Benefits

Flood and Erosion Control: Stabilizing the ditch will prevent undermining of culverts, pavement, and adjacent structures, reducing infrastructure damage and improving public safety.

Contamination Remediation: Soil and sediment cleanup will eliminate legacy pollutants from historic smelting operations, protecting groundwater and residential areas.

Green Infrastructure: Removal of invasive species and introduction of native vegetation will restore ecological health and aesthetics.

Community and Social Benefits

Public Space Creation: Converting the ditch into a walkable greenway and trail system will provide safe, accessible recreation for residents and visitors.

Historic Connectivity: The trail will link McGill's historic assets—such as the ballpark, library, and depot—creating a cohesive cultural corridor.

Quality of Life Improvements: Enhanced aesthetics and new amenities will foster community pride and engagement.

Economic Benefits

Tourism and Local Business Growth: The greenway will attract visitors, complementing Main Street revitalization and supporting retail and restaurant development.

Regional Economic Impact: Integration with NNRDA's Nevada Northern Railway restoration and RNDC's downtown Ely revitalization creates a county-wide heritage tourism network, driving long-term economic diversification and job creation.

Alignment with Revitalization Goals: This strategy transforms a neglected, contaminated corridor into a vibrant community amenity while reinforcing NNRDA's infrastructure priorities and RNDC's historic property redevelopment efforts. Together, these initiatives create a unified approach to economic renewal across White Pine County.

1g. Resources Needed for Site Reuse

Implementing McGill's reuse strategy requires a coordinated investment of technical expertise, financial resources, and community engagement—leveraging regional partnerships for maximum impact.

Technical Resources

Engineering and Design Expertise: Professional services for hydraulic analysis, erosion control, and greenway layout.

Environmental Assessment and Remediation: Soil and sediment testing, hazardous material removal, and compliance with NDEP standards.

Construction Services: Skilled labor and equipment for grading, drainage improvements, vegetation removal, and trail installation.

Specialized Equipment: For debris removal, culvert stabilization, and invasive species management.

Financial Resources

EPA Brownfields and Land Revitalization Grants: Funding for site assessment, cleanup, and reuse planning.

State and Local Grants: Nevada Historic Preservation incentives for cultural site improvements; NDEP sustainability grants for green infrastructure.

Public-Private Partnerships: Collaboration with nonprofits like CCLR for technical assistance and leveraging federal funds.

County and Community Contributions: Matching funds, in-kind services, and volunteer labor.

Community and Organizational Support

McGill Revitalization Association: Local leadership for engagement and volunteer coordination.

White Pine County Government: Oversight, permitting, and integration with county plans.

EPA Technical Assistance: Continued support for reuse planning.

Regional Leverage: NNRDA will provide expertise in infrastructure planning and rail connectivity, while RNDC offers experience in adaptive reuse and downtown revitalization.

These partnerships strengthen resource efficiency and demonstrate a unified regional commitment to economic renewal.

1h. Use of Existing Infrastructure

The reuse strategy prioritizes sustainability by leveraging McGill's existing storm drainage system where feasible. Current infrastructure includes cross culverts under US 93 and a network of pipes and junction boxes that, despite age and inconsistent materials, appear structurally sound at visible ends and provide adequate flow capacity.

NDOT recommends video inspection and hydraulic analysis to confirm integrity. If rehabilitation is feasible, the strategy will:

Clean and desilt culverts and pipes to restore flow.

Repair or replace deteriorated headwalls and inlet grates.

Add erosion control, outlet protection, and water quality features.

Integrate existing culverts into a redesigned drainage system aligned with revitalization plans, reducing cost and environmental impact.

Regional Alignment: Efficient drainage improvements complement NNRDA's transportation priorities by supporting infrastructure resilience near US 93 and future rail connections.

Similarly, RNDC's focus on preserving historic assets aligns with sustainable infrastructure reuse, reinforcing a county-wide commitment to cost-effective revitalization.

Community Need and Community Engagement:

Community Need

2a. The Community's Need for Funding

McGill, Nevada, is a small, rural community in White Pine County with limited financial resources and aging infrastructure. The town's stormwater system, originally constructed by the Kennecott Mining Company over 50 years ago, is deteriorating and lacks modern features such as erosion control, water quality measures, and adequate capacity. These deficiencies have led to recurring issues like ponding at intersections, clogged inlets, and structural failures—most notably the collapse of a drop inlet at Avenue K. Without intervention, these problems pose risks to public safety, property, and transportation reliability along US 93, a critical corridor for residents and commerce.

The community does not have the tax base or local funding capacity to address these infrastructure challenges independently. Environmental concerns further complicate the situation, as the slag ditch contains historic smelter waste that requires specialized remediation.

Additionally, portions of the drainage system may have historic significance, adding regulatory and cost burdens to any improvement project. These factors make external funding essential to ensure compliance with environmental standards, protect public health, and prevent costly emergency repairs.

Grant funding will enable White Pine County and McGill to implement a comprehensive solution that includes environmental cleanup, infrastructure rehabilitation or replacement, and integration with revitalization plans. This investment will not only resolve critical stormwater

issues but also support broader community goals—such as creating safe public spaces, preserving historic assets, and fostering economic development through tourism and business growth.

The need for funding extends beyond McGill’s immediate infrastructure challenges. NNRDA’s regional priorities—such as restoring Nevada Northern Railway freight service, expanding the White Pine County Industrial Park, and improving Yelland Field Airport—depend on reliable local infrastructure to support transportation and logistics. Similarly, RNDC’s efforts to revitalize downtown Ely through adaptive reuse of historic properties complement McGill’s reuse strategy by creating a county-wide heritage tourism network. Without grant funding, McGill risks continued infrastructure failures, environmental hazards, and missed opportunities to align with these regional initiatives—undermining economic diversification and long-term sustainability for White Pine County.

2b. Health or Welfare of Sensitive Populations

McGill is a small, rural community with a significant proportion of low-income households and elderly residents, many of whom live near aging infrastructure and historic industrial sites. The deteriorating stormwater system poses risks that disproportionately affect these vulnerable populations. Frequent ponding and localized flooding near residential areas can lead to property damage, unsafe travel conditions, and increased exposure to contaminants from the slag ditch, which contains legacy smelter waste. These environmental hazards raise concerns about potential impacts on public health, including waterborne contaminants and mold growth in homes following flooding.

Sensitive populations often lack the financial resources to mitigate these risks on their own. Without grant funding, the community cannot address these infrastructure deficiencies, leaving residents exposed to hazards that compromise health, safety, and quality of life. Improving stormwater management and remediating contaminated areas will protect vulnerable residents, ensure safe access to essential services, and create healthier living conditions for families, seniors, and children.

Addressing these risks is critical not only for McGill but for the success of broader revitalization efforts. NNRDA’s regional economic development initiatives—including rail restoration and industrial park expansion—depend on safe, reliable infrastructure and healthy communities to attract investment and workforce participation. Similarly, RNDC’s downtown Ely revitalization projects aim to create vibrant, inclusive spaces that benefit all residents, including those most vulnerable. By securing funding for McGill, White Pine County ensures that sensitive populations are protected while advancing regional goals for economic diversification, heritage tourism, and community resilience.

2c. Greater Than Normal Incidence of Disease and Adverse Health Conditions

McGill’s aging stormwater infrastructure and historic industrial legacy create conditions that may contribute to adverse health outcomes, particularly for vulnerable populations. Frequent ponding and localized flooding increase the risk of mold growth in homes, which can exacerbate respiratory illnesses such as asthma and allergies. Additionally, the slag ditch contains sediments from historic copper smelting operations, which may include heavy metals and other contaminants. Without remediation, these pollutants pose potential exposure risks to residents, especially children and elderly individuals who are more susceptible to environmental hazards. While comprehensive health data for McGill is limited, rural communities with aging infrastructure and legacy contamination often experience higher rates of respiratory conditions and waterborne illnesses compared to state averages. Addressing these risks through stormwater

improvements and environmental cleanup will reduce potential exposure pathways, improve air and water quality, and create safer living conditions for all residents.

Protecting public health is essential for sustaining economic revitalization efforts across White Pine County. NNRDA's initiatives—such as restoring rail service and expanding industrial development—require healthy communities to attract workforce and investment. Similarly, RNDC's downtown Ely revitalization projects aim to create vibrant, inclusive spaces that benefit all residents, including those most vulnerable. By securing funding for McGill, White Pine County ensures that environmental hazards are mitigated, health disparities are reduced, and regional development goals can be achieved without compromising community well-being.

2d. Economically Impoverished / Disproportionately Impacted Populations

McGill is a small, rural community in White Pine County with limited economic resources and a declining industrial base following the closure of historic copper smelting operations. Many residents are low-income households who lack the financial means to address infrastructure failures or mitigate flooding and contamination risks on their own. The community's economic challenges are compounded by its geographic isolation, limited employment opportunities, and aging housing stock, which makes residents more vulnerable to environmental hazards and infrastructure deficiencies.

The deteriorating stormwater system disproportionately impacts these populations by increasing risks of property damage, unsafe travel conditions, and potential exposure to contaminants from the slag ditch. Without external funding, these residents face continued vulnerability to flooding and environmental hazards, which can lead to costly repairs, health risks, and further economic hardship.

Addressing these inequities is critical for advancing broader revitalization goals. NNRDA's regional economic development initiatives—including rail restoration and industrial park expansion—depend on equitable infrastructure improvements that enable all communities to participate in economic growth. Similarly, RNDC's downtown Ely revitalization projects aim to create inclusive opportunities for small businesses and housing, ensuring that low-income residents benefit from redevelopment rather than being left behind. Grant funding for McGill will ensure that improvements are equitable, protect vulnerable populations, and create safer, healthier living conditions while supporting county-wide strategies for economic diversification and heritage tourism.

Community Engagement

2e. Project Involvement

Community engagement is central to the success of McGill's reuse and revitalization strategy. White Pine County and the McGill Revitalization Association have committed to a collaborative approach that ensures residents, local businesses, and stakeholders are actively involved throughout the project lifecycle. Engagement efforts will include:

- **Public Meetings and Workshops:** Hosting informational sessions to share project goals, timelines, and design concepts, while gathering feedback from residents to shape final plans.
- **Stakeholder Advisory Group:** Forming a committee that includes representatives from local government, NDOT, McGill Revitalization Association, and community members to guide decision-making and ensure transparency.
- **Volunteer Opportunities:** Encouraging community participation in cleanup days, landscaping, and trail development to foster ownership and pride in the project.

- Regular Communication: Providing updates through newsletters, social media, and local media outlets to keep residents informed and engaged.
- Partnerships with Local Organizations: Collaborating with schools, nonprofits, and cultural groups to integrate educational and heritage components into the reuse strategy.

This inclusive approach will also involve coordination with NNRDA and RNDC to ensure alignment with broader revitalization efforts. NNRDA will participate in advisory discussions to integrate infrastructure improvements with regional transportation and economic development priorities, such as rail restoration and industrial park expansion. RNDC will provide expertise in adaptive reuse and downtown revitalization, ensuring that McGill's greenway complements heritage tourism initiatives in Ely. These partnerships strengthen community engagement by connecting local voices to regional strategies, building trust, and creating long-term stewardship for revitalized spaces.

By involving residents and regional partners in planning and implementation, the project will strengthen social ties, enhance local capacity, and deliver outcomes that truly benefit McGill while advancing county-wide revitalization goals.

2f. Project Roles

The McGill stormwater improvement project involves a collaborative team of agencies and organizations, each with defined responsibilities to ensure successful planning and implementation:

Nevada Department of Transportation (NDOT):

Serves as the lead agency for project oversight, funding coordination, and technical review. NDOT's Hydraulics Division will manage design standards, hydraulic analysis, and compliance with state requirements.

White Pine County & City of McGill:

Provide local coordination, permitting, and integration with community revitalization plans. The county will facilitate public engagement and ensure alignment with land use priorities.

McGill Revitalization Association:

Acts as a community liaison, organizing outreach, gathering resident input, and promoting volunteer involvement in cleanup and beautification efforts.

Federal and State Agencies:

EPA & Nevada Division of Environmental Protection (NDEP): Oversee environmental compliance, hazardous waste remediation, and provide technical assistance for cleanup of slag ditch contamination.

Nevada State Historic Preservation Office: Ensure protection of historic properties and compliance with Section 106 requirements.

Utility Providers (Mt. Wheeler Power, NV Energy, McGill-Ruth Sewer & Water District):

Coordinate utility adjustments and protect existing infrastructure during construction.

Engineering and Surveying Consultants (CH2MHILL, Tri-State Surveying):

Responsible for detailed design, condition assessments, and preparation of construction documents.

In addition to these core roles, NNRDA and RNDC will play critical roles in ensuring the project aligns with broader revitalization strategies.

NNRDA: Will provide technical input on infrastructure planning to ensure compatibility with regional transportation and economic development priorities, including Nevada Northern Railway restoration and industrial park expansion.

RNDC: Will contribute expertise in adaptive reuse and downtown revitalization, ensuring McGill's improvements complement heritage tourism initiatives and small business development in Ely.

This multi-agency approach ensures technical expertise, regulatory compliance, and strong community involvement, while leveraging regional partnerships to maximize impact. Together, these roles create a foundation for a successful project that meets both infrastructure and revitalization goals.

2g. Incorporating Community Input

Community input is a cornerstone of the McGill revitalization and stormwater improvement project. White Pine County and the McGill Revitalization Association have committed to a transparent and inclusive process that ensures residents' voices shape project outcomes.

Engagement strategies include:

- **Public Meetings and Listening Sessions:** Hosting open forums where residents can review plans, express concerns, and suggest improvements.
- **Surveys and Feedback Tools:** Distributing surveys online and in print to gather input from households, including those without internet access.
- **Stakeholder Advisory Committee:** Forming a group of local leaders, business owners, and residents to provide ongoing guidance and ensure decisions reflect community priorities.
- **Youth and School Partnerships:** Involving local schools in educational activities tied to stormwater management and environmental stewardship.
- **Continuous Communication:** Sharing updates through newsletters, social media, and local radio to keep the community informed and engaged.

Community engagement will extend beyond McGill to include coordination with NNRDA and RNDC, ensuring that local priorities align with regional revitalization strategies. NNRDA will participate in advisory discussions to integrate infrastructure improvements with broader transportation and economic development initiatives, such as rail restoration and industrial park expansion. RNDC will provide input on heritage tourism and adaptive reuse opportunities, ensuring McGill's greenway complements downtown Ely revitalization efforts. This collaborative approach builds trust, fosters local ownership, and creates a revitalized space that serves residents while advancing county-wide economic and cultural goals.

Tasks Descriptions, Cost Estimates and Measuring Progress

Description of Tasks/Activities and Outputs

3a. Project Implementation

The proposed EPA-funded tasks are eligible, specific, and aligned with the goals of this project, which include environmental remediation, stormwater infrastructure improvement, and community revitalization. The implementation plan focuses on McGill's priority site—the South Ditch Corridor and associated stormwater system—and will be executed through the following activities:

EPA-Funded Tasks:

- **Environmental Assessment and Remediation:** Soil and sediment testing, hazardous material removal, and compliance with NDEP standards for slag ditch cleanup.
- **Infrastructure Rehabilitation:** Repair or replacement of deteriorated culverts, drop inlets, and pipes; installation of erosion control and water quality features.
- **Reuse and Revitalization Enhancements:** Development of a greenway/trail system to align with community revitalization plans.

- Community Engagement: Public meetings, surveys, and outreach to incorporate resident input into design and implementation.

Subaward Management:

If subawards are issued (e.g., to engineering firms or nonprofit partners), the scope of work will be clearly defined in written agreements, including:

- Specific tasks (design, environmental testing, construction oversight).
- Deliverables and timelines.
- Compliance with EPA and federal procurement standards.

Participant Support Costs:

The project includes community liaison activities to ensure robust engagement. Stipends for liaisons will be:

- Determined based on documented hours and responsibilities.
- Accounted for through detailed receipts and time logs.
- Verified to avoid duplication of support from other federal, state, or local programs.

Sound Plan for Priority Sites:

The implementation plan prioritizes McGill's South Ditch Corridor and stormwater system, addressing environmental hazards and infrastructure deficiencies while creating community amenities. Progress will be measured through milestones such as:

- Completion of environmental remediation.
- Installation of upgraded stormwater facilities.
- Opening of the greenway/trail system.

Why This Is Achievable:

- Environmental Review: The report anticipates 6–9 months for eligibility determination and up to 18 months for mitigation if needed. Starting early ensures compliance within 4 years.
- Field Work: CCTV and hydraulic analysis are straightforward tasks that can be completed in Year 2.
- Design and Construction: NDOT's similar drainage projects typically fit within a 12–18-month construction window.
- Risk Mitigation: Early stakeholder engagement and phased approach reduce delays from permitting or historic property issues.

This implementation plan is strengthened by partnerships with NNRDA and RNDC, ensuring that McGill's improvements complement broader revitalization efforts.

- NNRDA: Will provide technical input on infrastructure planning to ensure compatibility with regional transportation and economic development priorities, including Nevada Northern Railway restoration and industrial park expansion.
- RNDC: Will assist with heritage tourism integration and adaptive reuse strategies, ensuring McGill's greenway aligns with downtown Ely revitalization and small business development.

By coordinating timelines and leveraging regional expertise, this project will deliver not only environmental and infrastructure improvements but also economic and cultural benefits that advance White Pine County's long-term vision for sustainable growth.

3c. Task/Activity Lead

The project will be managed through a collaborative structure with clearly defined roles for each task:

Project Oversight & Compliance:

- Lead: Nevada Department of Transportation (NDOT) Program Management Division
- Role: Ensure compliance with EPA and state requirements, manage grant reporting, and oversee project execution.

Environmental Assessment & Remediation:

- Lead: Nevada Division of Environmental Protection (NDEP) in coordination with EPA
- Role: Conduct soil and sediment testing, approve remediation plans, and monitor cleanup of slag ditch contamination.

Engineering Design & Hydraulic Analysis:

- Lead: NDOT Hydraulics Division and CH2MHILL (Consultant)
- Role: Perform video inspections, hydraulic modeling, and prepare construction-ready plans.

Construction & Infrastructure Improvements:

- Lead: NDOT District 3 Maintenance and approved contractors
- Role: Execute culvert and drop inlet repairs/replacement, install erosion control and water quality features.

Community Engagement & Liaison Activities:

- Lead: McGill Revitalization Association
- Role: Organize public meetings, manage surveys, and coordinate volunteer participation.
- Participant Support Costs: Stipends for community liaisons will be based on documented hours and responsibilities, tracked through receipts and time logs, and verified to avoid duplication of other federal or state support.

Historic Preservation Compliance:

- Lead: Nevada State Historic Preservation Office
- Role: Review and approve plans affecting historic properties and ensure Section 106 compliance.

In addition to these core roles, **NNRDA and RNDC will serve as strategic partners** to ensure alignment with regional revitalization goals:

- NNRDA: Will provide technical input on infrastructure planning and coordinate with NDOT to ensure compatibility with regional transportation and economic development priorities, including Nevada Northern Railway restoration and industrial park expansion.
- RNDC: Will advise on heritage tourism integration and adaptive reuse strategies, ensuring McGill's greenway complements downtown Ely revitalization and small business development.

This collaborative structure combines technical expertise, regulatory oversight, and regional economic vision, creating a strong foundation for successful implementation and long-term impact.

3d. Outputs

The project will produce clear, measurable outputs that align with EPA goals and address McGill's priority site, while complementing regional revitalization efforts:

Environmental Assessment Reports:

- Completed soil and sediment testing results for the slag ditch and associated drainage facilities.

Remediation Plan and Compliance Documentation:

- Approved cleanup plan for hazardous materials, including NDEP and EPA certifications.

Engineering Design Documents:

- Construction-ready plans for stormwater infrastructure improvements and greenway/trail development.

Upgraded Stormwater Infrastructure:

- Installation of rehabilitated or replaced culverts, drop inlets, and erosion control features.

Greenway and Public Space Enhancements:

- Development of a walkable trail system connecting McGill’s historic and community assets, creating a cultural corridor that complements RNDC’s downtown Ely revitalization and NNRDA’s heritage tourism initiatives.

Community Engagement Deliverables:

- Public meeting summaries, outreach materials, and documented community input integrated into project design, ensuring alignment with local priorities and regional strategies.

Final Project Report:

- Comprehensive report detailing project implementation, environmental outcomes, and revitalization impacts, including how improvements support NNRDA’s infrastructure goals and RNDC’s adaptive reuse projects.

These outputs will not only remediate environmental hazards and upgrade infrastructure but also create assets that strengthen White Pine County’s economic diversification strategy. By linking McGill’s greenway to NNRDA’s rail and industrial park initiatives and RNDC’s downtown revitalization projects, the final deliverables will demonstrate a unified approach to community and regional renewal.

3e. Cost Estimates:

Budget Categories	Task 1: Program Implementation & Tracking	Task 2: Environmental Site Assessment & Planning	Task 3: Public Outreach & Document Development	Total Direct Costs
Personnel	\$16,500	\$23,500	\$52,500	\$92,500
Fringe Benefits	\$7,260	\$10,340	\$23,100	\$40,700
Travel	\$0	\$0	\$100,000	\$100,000
Equipment	\$0	\$0	\$0	\$0
Supplies	\$0	\$0	\$0	\$0
Contractual	\$78,600	\$986,450	\$201,750	\$1,266,800
Other	\$0	\$0	\$0	\$0
Total Direct Costs	\$102,360	\$1,020,290	\$377,350	\$1,500,000

Programmatic capability and Past Performance:

Programmatic Capability

4a. Organizational Capacity

Our organization has the proven capacity to oversee all grant tasks and successfully manage programmatic, administrative, and financial requirements on behalf of the coalition. As a dedicated Grants Specialist supported by experienced leadership, we maintain robust internal controls and standardized procedures for compliance with state and federal regulations. Our team has successfully administered multi-year infrastructure and environmental projects, ensuring timely reporting, accurate financial tracking, and adherence to procurement and audit

requirements. We utilize a centralized grant management system to monitor milestones, budgets, and deliverables, complemented by quarterly internal reviews and risk assessments. This structure enables clear accountability, efficient coordination with stakeholders such as NDOT and local agencies, and proactive issue resolution.

Regional and Local Alignment: Our organizational capacity is further strengthened by partnerships with NNRDA and RNDC, which bring specialized expertise and regional reach to the project. NNRDA offers technical and strategic support for infrastructure planning, ensuring compatibility with regional transportation and economic development priorities, including Nevada Northern Railway restoration and industrial park expansion. RNDC contributes experience in adaptive reuse and downtown revitalization, aligning McGill’s greenway development with heritage tourism and small business growth in Ely. These partnerships expand our capacity beyond local implementation, creating a collaborative framework that leverages regional resources and expertise to maximize impact.

Combined with our history of meeting performance targets and managing complex projects, these capabilities demonstrate that we are well-positioned to execute the proposed activities within scope, schedule, and budget—while advancing county-wide revitalization goals.

4b. Organizational Structure

Our organizational structure is designed to ensure timely and successful expenditure of funds while meeting all technical, administrative, and financial requirements of the grant. The program will be managed under a centralized grants administration team led by the Grants Specialist, supported by finance and compliance officers who oversee budgeting, procurement, and reporting. Decision-making follows a structured governance model that includes a steering committee composed of coalition representatives and key stakeholders such as NDOT, local government, and community partners. This committee meets regularly to review progress, approve major expenditures, and ensure that funding decisions reflect the priorities of each member community.

Clear lines of authority and documented workflows enable rapid approvals and accountability, while collaborative governance guarantees meaningful involvement of coalition members in shaping project activities and outcomes. This structure balances efficiency with inclusivity, ensuring that all voices are heard and that funds are allocated in a manner that maximizes community benefit and project success.

The steering committee will also include representation from NNRDA and RNDC to ensure alignment with regional revitalization strategies. NNRDA will provide guidance on infrastructure planning and economic development priorities, such as Nevada Northern Railway restoration and industrial park expansion, while RNDC will advise on heritage tourism and adaptive reuse opportunities to complement downtown Ely revitalization. This integrated governance model strengthens coordination across local and regional initiatives, ensuring that McGill’s improvements contribute to a unified vision for economic diversification and community resilience throughout White Pine County.

4c. Description of Key Staff:

Name	Organization	Role	Email	Phone
Cora Gatti	White Pine County	Grants Specialist (Lead Contact)	edcoffice@whitepinecountynv.gov	775-293-6594

Courtney Thornal	White Pine County	Assistant Finance Director	cthornal@whitepinecountynv.gov	775-293-6533
Sheldon Mudd	Northeastern Nevada Regional Development Authority	Regional Development Partner	smudd@nvrda.com	775-738-2100
Michelle Beecher	Rural Nevada Development Corporation	Community Development Partner	michellea@rncnv.org	775-289-8519