

**APPLICANT IDENTIFICATION:**

Western Nevada Development District, 111 Telegraph Street, Suite 204 Carson City, NV 89703  
[www.wndd.org](http://www.wndd.org)

**FUNDING REQUESTED:**

Assessment Grant Type: Assessment Coalition Grant  
Federal Funds Requested: \$1.2 million

**LOCATION:**

The Western Nevada Development District {WNDD} was designated as an Economic Development District by the U.S. Department of Commerce in 1985, headquartered in Carson City, NV. The WNDD is the lead member of this Assessment Coalition and represents the Counties of Churchill, Douglas, Humboldt, Lyon, Mineral, Pershing, Storey, and Washce; the Consolidated Municipality of Carson City; the Cities of Fallon, Fernley, Lovelock, Reno, Sparks, Winnemucca, Yerington; and the Pyramid Lake Paiute Tribe all in the northwestern region of the State of Nevada. Non-lead members are located within this designated economic development district, which meets threshold qualifications as a Council of Governments. WNDD works to bring grant resources to its membership and facilitate regional planning through its 5-year Comprehensive Economic Development Strategy. Non-lead members of this grant are in the State of Nevada: City of Fernley, Main Street Gardnerville in Douglas County, NV, and Yerington Main Street Committee in Yerington, NV.

**TARGET AREAS AND PRIORITY SITE INFORMATION:**

*There are four target areas and 10 priority sites selected for this Brownfield grant:*

1. Lead: *Western Nevada Development District. Target Area: City of Sparks—Victorian Square District {Census Tracts 19.04}. Target sites: 814 Victorian Ave. (APN 032-194-10), C Street and 15th Street (APN 032-123-07, 032-131-03, and 032-131-04), 906 Victorian Ave. (APN 032-193-07)*
2. Non-Lead: *City of Yerington--Main Street corridor {Census Tract 9609.01}. Target sites: 102 S. Main Street {APN 001-222-01} and 14 E. Goldfield Way (APN 001-022-02)*
3. Non-Lead: *Gardnerville Main Street, Douglas County, NV (Census Tract BG 1, Tract 15, Douglas).  
Target Sites: 1466 US Hwy 395N {APN 1320-33-401-010} and 1404 US Highway US Hwy 395N {APN 1320-33-401-065}*
4. Non-Lead: *City of Fernley, NV (Census Tracts 9602.01 & 9601.01). Target sites: 500 Nevada Pacific Parkway (APN: 021-201-24) and 2305 Farm District Road (APN: 201-303-16)*

**Contacts:**

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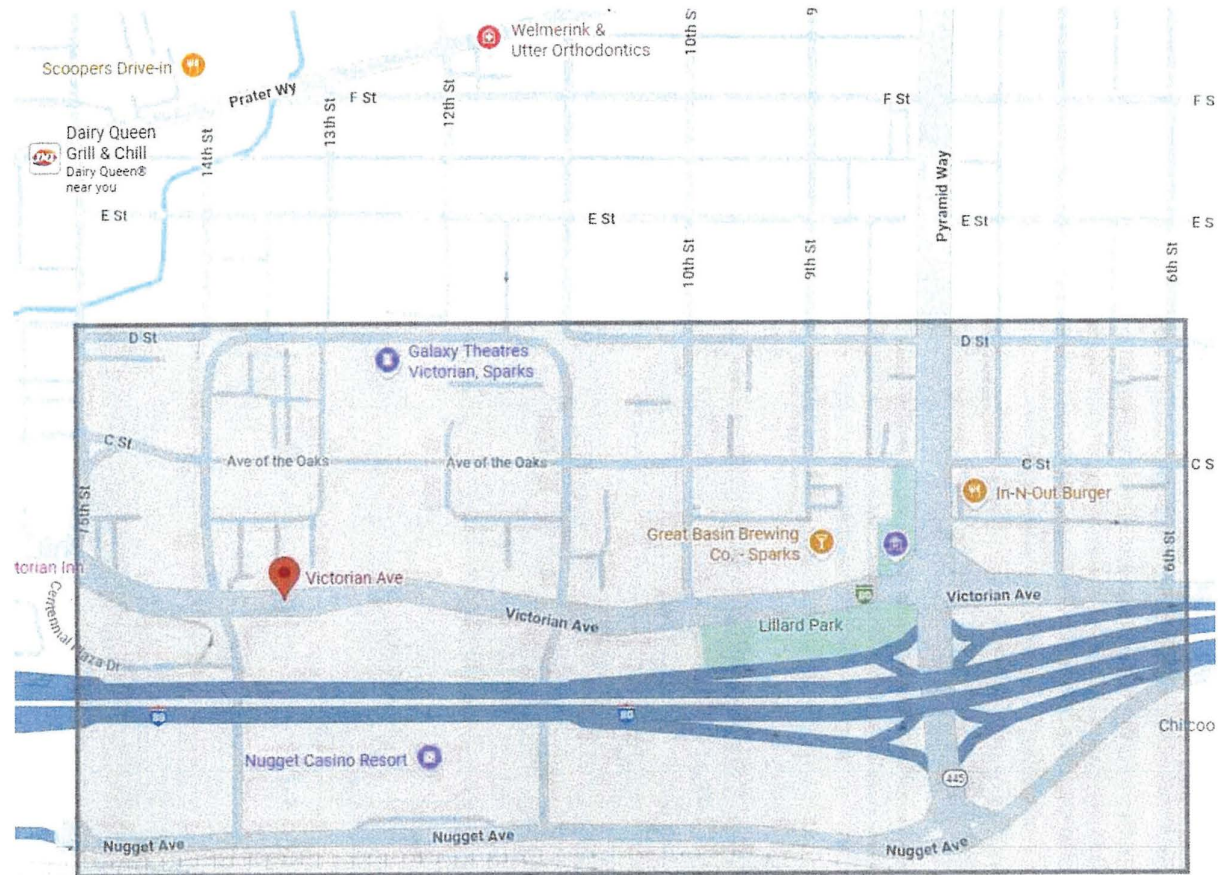
**POPULATION:**

Western Nevada Development District 724,754  
 Source: U.S. Census Bureau, American Community Survey, 2024

<u>Other Factors</u>	<u>Page #</u>
Community population is 10,000 or less. (Three of Four Priority Target Areas)	6
The applicant is, or will assist, a federally recognized Indian Tribe or U.S Territory	NA
The priority site(s) is impacted by mine-scarred land.	4
The priority site(s) is adjacent to a body of water	3
The priority site(s) is in a federally designated flood plain -- Yerington	3
The reuse of the priority site(s) will facilitate renewable energy from wind, solar or geothermal energy.	5
The reuse of the priority site(s) will incorporate energy efficiency measures.	5
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	5
Whether at least 30% of the overall project budget will be spent on eligible reuse/ area-wide planning activities, as described in Section I.B., for priority site(s) within the target area(s).	11
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2014 or later) or is closing.	NA

## Victorian Square District

### WNDD's Target Area





January 23, 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 Western Nevada Development District FY2026 Brownfields Assessment Coalition Grant Application

Dear Ms. Tung;

The Nevada Division of Environmental Protection, Brownfields Program (NBP) would like to acknowledge and offer its commitment to support the Western Nevada Development District's (WNDD) application for FY2026 Assessment Coalition funding under the US Environmental Protection Agency (EPA) Brownfields Program.

NBP understands WNDD is applying for \$1,200,000 in assessment coalition funding and finds the projects proposed for funding in this application are consistent with Nevada environmental law and regulation. The Target Areas for this grant include:

- City of Fernley, NV,
- City of Sparks, NV,
- Main Street Gardnerville, and
- Yerington Main Street.

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 black ink, appearing to read 'D. Friedman', is written over a horizontal line.

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

**Western Nevada Development District Assessment Coalition Grant Application  
NARRATIVE**

**PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

**Area Description and Background**

The Western Nevada Development District (WNDD) is submitting this Coalition Assessment Grant proposal to serve our District that encompasses the following Counties: Churchill, Douglas, Humboldt, Lyon, Mineral, Pershing, Storey and Washoe; Consolidated Municipality of Carson City; and Cities: Fallon, Fernley, Lovelock, Reno, Sparks, Winnemucca, Yerington; and the Pyramid Lake Paiute Tribe all in the State of Nevada. Encompassing 33,781.48 square miles sandwiched between the Sierra Nevada range and the Great Basin Desert. The WNDD was built on tourism, mining, and large-scale irrigated agriculture. In the past fifteen years, the region has emerged as a leader in battery storage technology known as the Lithium Loop. This new industry has put strain on cities and counties to provide adequate infrastructure, workforce housing, healthcare, and amenities. Revitalization of old buildings and reuse planning efforts have increased due to rapid industry growth. Challenges have come due to the small size of the communities (two coalition members have populations under 10,000) and staffing challenges due to both rapid growth and revenue limitations based on the state's tax distribution formula. Growth patterns have changed dramatically, leaving some communities' Main Streets and commercial cores with underutilized or abandoned parcels.

Coalition Members, Target Areas, and Brownfield

**a. Coalition Members**

The Western Nevada Development District Assessment coalition is comprised of the following non-lead members who have never been recipients of a MARC grant:

**City of Yerington, NV Main Street Committee** was founded in January of 2024 with the goal of bringing in community development dollars, additional visitors, and businesses. The non-profit's focus includes implementing façade improvements and beautification projects along the identified corridors and working with the local city government on funding priorities, infrastructure, and code enforcement. The Main Street Committee is a volunteer driven group with limited resources and a new volunteer executive director with limited planning and property revitalization experience.

**Douglas County, NV Main Street Gardnerville** was the first community to receive the Main Street designation in Nevada and was the first nationally accredited Main Street America Program in Nevada. It is the catalyst for the redesign of the Main Street and historic Railroad Avenue portions of US395 as pedestrian-oriented experiences with trails connecting the town center with new parks. They envision new types of housing including mixed-use development in the downtown area. A key goal for this non-profit is to facilitate district business and property investment opportunities for both existing and new businesses. Main Street Gardnerville is a non-profit, volunteer group with limited resources.

**City of Fernley, NV** is in Lyon County, NV and is one of the fastest growing communities in the State. The City's strategic location at the intersection of I-80, US 50 Alternate and US 95 Alternate combined with rail access, positions Fernley as a key logistics and industrial hub for Northern Nevada. The City has no current positions focusing on economic development and

revitalization as this has been handled by the city manager and grants administrator which have been vacant for months.

**Western Nevada Development District (WNDD)** was designated as an Economic Development District by the U.S. Department of Commerce, Economic Development Administration in 1985. WNDD works to bring grant resources to its membership for critical infrastructure and community development. WNDD also facilitates regional planning through its 5-year Comprehensive Economic Development Strategy and educational programs. WNDD is a Council of Governments.

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

There are four priority target areas selected for the Assessment Coalition Grant:

1. The City of Yerington, NV, Main Street corridor, (Census Tract 9609.01)
2. Douglas County, Nevada, Gardnerville Main Street, (Census Tract BG 1, Tract 15, Douglas)
3. City of Fernley, NV (Census Tracts 9601.03 & 9601.08)
4. Western Nevada Development District: City of Sparks, NV, Victorian Square District, (Census Tracts 19.04 & 19.01)

All four target areas are primed for infill development, particularly for workforce housing, commercial amenities, and wrap-around services to support the region's industrial growth. These industries include the well-paying lithium battery loop and technology companies that have come to the region in the past 15 years. The Brownfield Environmental Assessment program will help these target area communities provide needed revitalization, workforce housing, and wrap-around services while taking advantage of existing infrastructure and transportation corridors. The Brownfield grant will also allow these target communities to commence area-wide planning around Brownfield sites which have been lacking due to a shortage of financial and human resources; an important step in addressing revitalization in economically underserved areas. Some of these target areas provide critical cultural and historical tourism opportunities which are a crucial component to Nevada's urban and rural economies. Some of these areas have been left behind by the rapid growth with many abandoned or underused parcels in historic Main Street and Downtown areas. Revitalization plans, post assessment and cleanup, will identify sites for critical infrastructure needs in the cities of Sparks and Fernley including water and wastewater facilities, green spaces to serve growing family populations, mid-level housing, and commercial redevelopment. The non-lead partners in the coalition have never received a MARC grant. In the rural communities there is a lack of personnel and expertise in reuse and revitalization programs. The cities of Sparks and Fernley are facing infrastructure and personnel challenges due to both rapid growth and revenue limitations based on the state's tax distribution formula.

**c. Description of the Priority Brownfield Sites**

There are nine priority target sites selected for this Brownfield grant:

1. City of Yerington-- Main Street corridor (Census Tract 9609.01) - 102 S. Main Street (APN 001-222-01) is a 57-year-old brick building owned by the Mason Valley Fire Protection District. With on-site parking, it is adjacent to public safety facilities with a potential for mixed-use redevelopment. The building has suspected lead paint and asbestos contamination. 14 E. Goldfield Way (APN 001-022-02) is a former National Guard Armory built in 1956 and now owned by the City of Yerington. An assessment would assist in helping with future expansion of city offices and non-profit community activities, including a community meeting center. These

priority sites, as well as the Main Street Target area in Yerington, are within a FEMA Zone A Special Flood Hazard Area – Walker River.

2. Gardnerville Main Street, Douglas County, NV - 1466 US Hwy 395N (APN 1320-33-401-010) and 1404 US Highway US Hwy 395N (APN 1320-33-401-065) (Census Tract BG 1, Tract 15, Douglas), NV. 1466 US Hwy 395N is a brick building constructed in 1914 on a half-acre site that contains an oil burn heating system. It was once the community hospital/clinic. Owners are considering reuse and revitalization as the site is a key retail opportunity that is now partially occupied with business support services. 1404 US Hwy 395 N is an unoccupied, two-story retail building that was built in 1925 and sits on a .77-acre site. It includes off-street parking, and owners plan to remodel and continue to seek retail tenants. The building has suspected lead paint and asbestos contamination. The site offers an opportunity to develop workforce housing while bolstering local businesses.

3. City of Fernley, specific targeted sites – 500 Nevada Pacific Parkway (APN: 021-201-24) is adjacent to the community’s largest industrial park and the city’s existing open lagoon, sewer treatment plant. Site assessment and reuse plans would help determine a scope of work for construction of a modern wastewater treatment facility that would meet environmental standards, provide service for housing, commercial, and industrial growth; specifically, the use of highly treated effluent water for industrial purposes such as nearby planned data centers. A majority of the Fernley industrial park area is within an Opportunity Zone (OZ). 2305 Farm District Road (APN: 201-303-16) is a former agricultural operation that the City has acquired for reuse, potentially as a community fishing pond and ADA access trail system. This site and improvements would serve the growing number of new workforce families as a recreation and green space amenity.

4. Western Nevada Development District: Victorian Square District – City of Sparks (Census Tract 19.04) specific targeted sites: 814 Victorian Ave. (APN 032-194-10): This parcel is the site of the Sparks Heritage Museum, a 501(c)(3) organization dedicated to preserving the historic and cultural heritage of Sparks and the Truckee Meadows region. The building was originally constructed in 1935, condemned in 1992 and partially refurbished before the Museum opened there in 1995. The Museum and the building itself would benefit from reinvestment, which could include asbestos and lead paint abatement, new signage in conformance with the historical nature of the building to drive patrons to the Museum, or other historically sensitive improvements. C Street and 15th Street (APN 032-123-07, 032-131-03, and 032-131-04): APN 032-123-07 is owned by the Sparks Redevelopment Agency and is currently used as a parking lot, located at the southwest corner of C Street and 15th Street. APN 032-131-03 and 032-131-04 are currently used for Sparks Municipal Court and related parking. They are located at the northeast corner of C Street and 15th Street, diagonally from APN 032-123-07. With the likely construction of a new City Hall complex incorporating Sparks Municipal Court facilities within the next 2-3 years, the City intends to sell these three parcels for redevelopment focusing on retail and housing. 906 Victorian Ave. (APN 032-193-07): This parcel was formerly the site of a bar, restaurant, and event space but is now vacant. The City is aware that the owner is interested in redeveloping the building as a small grocery store; a business type in the area currently lacks. The Victorian Square site is an ideal opportunity for the Brownfield program for reuse planning and technical assistance programs for revitalization.

#### **d. Identifying Additional Sites**

WNDD will work with Main Street communities in its designated Economic Development District to identify other priority sites. This will create a redevelopment process through collaborative and interactive programming which can leverage resources from the State and local levels. WNDD's experience and expertise can position property for reuse and prepare a Brownfield investment package to attract public and private investment.

#### **Revitalization of the Target Areas**

##### **e. Reuse Strategy and Alignment with Revitalization Plans**

**1. Yerington Main Street** is in proximity to the closed Anaconda Copper Mine, a designated Superfund Site now managed by the Nevada Division of Environmental Protection. This mine ceased main operations in 1982 with subsequent owners conducting heap leaching extraction which concluded in 1997. The site was abandoned in 2000 after bankruptcy. Yerington's downtown core has not recovered from the mine closure and has more than a dozen closed properties along Main Street as well as underutilized and blighted properties leading into the commercial core. These properties could be utilized for mixed use development that could bolster the commercial core and provide needed workforce housing as the lithium sector grows and the current construction of the new Pumpkin Hollow Mine, a large-scale substantially permitted open-pit copper project, a fully permitted and constructed underground copper mine, and several high-potential exploration targets south of the City.

**2. Gardnerville Main Street** is non-profit volunteer driven group with limited resources. The Brownfield program aligns with its stated strategic plan to strengthen and broaden Main Street's economic base to sustain a financially, visually appealing, and viable business district that appeals to locals and visitors alike, including an objective to research and submit proposals for appropriate grant and/or other funding opportunities.

**3. The City of Fernley** is a rapidly growing community and is stationed as a key gateway to the connection of Northern Nevada's small city to rural groups. It is rooted in rail and agriculture and has experienced exponential growth over the past two decades since being incorporated in 2001. With properties that offer an opportunity for reinvestment, the wastewater treatment plant is necessary not only for the community but for economic growth. The targeted areas under the brownfield assessment would remove the barriers preventing the redevelopment, while strengthening Fernley's long-term economic future and community vitality.

**4. WNDD: City of Sparks' Victorian Square District** is designated as a Mixed-Use District in the City of Sparks Comprehensive Plan and contains a series of activity centers at various locations and are targeted by the City for primary investment and intended to be a high energy, mixed-use Regional Center that serves as a gathering place for the community and a desirable place for residents to live, work and play. Linked by primary investment corridors, it is an ideal location for targeting future infill and reinvestment activity. Single family housing is 40- to 50-years-old and there are many unoccupied or low occupancy commercial buildings that have lost tenants. In response to the workforce needs of the nearby lithium loop and data centers, the Victorian Square District neighborhood has recently become home to several high-rise housing units with some first-floor commercial use. WNDD will work with the city to create a Victorian Square specific revitalization plan and assist in re-establishing the Redevelopment District for the site reuse plans to take advantage of the existing transportation corridors.

#### **f. Outcomes and Benefits of Reuse Strategy**

It is envisioned that the revitalization and proposed re-uses will create the following outcomes and benefits:

- Reuse of Brownfield infill sites for new housing to support the anticipated demand from new job growth without economically displacing existing residents.
- Similarly, re-use of older commercial Brownfield will support small business operations resulting from the indirect effects of the lithium loop. This in turn can help reduce retail leakage in Yerington and Gardnerville priority target areas.
- Reuse plans for new construction on former Brownfield vacant land will facilitate the use of renewable energy uses primarily solar and geothermal which are proven reliable power sources in the region.
- Identification of environmental issues for parcels targeted for critical infrastructure (wastewater treatment) to meet anticipated growth and create a water reuse system for parks and industrial uses in the City of Fernley, and a parcel identified for green space and community amenities -- community fishing pond with ADA access trails. While protecting natural resources surrounding the site, mitigating or preventing a natural disaster.
- Create a new tax base (property and sales tax) to support health, education, and recreational programs for residents.
- Reuse of infill sites will facilitate the use of energy efficient heating and cooling systems.
- Overall, the re-use will help create access to increased jobs and opportunities in the Target areas.
- Assist in identifying contaminants on older industrial properties in the target areas as well as secondary targets along the flood plain of the Truckee River and Walker River thereby removing threats to surface water quality that could impact downstream users such as the Pyramid Lake Paiute Tribe and the Walker River Paiute Tribe.

The proposed revitalization and re-use plans in the Target areas would create opportunities to participate in the economic benefits of the new industries coming to the area. By promoting infill through re-use, the intent of the project is to create opportunities for revitalization. Existing low-income communities will benefit from the re-use of vacant and blighted buildings and land. It will help remove asbestos, lead-based paint, petroleum products, and agricultural chemicals often found in the building materials and soils. New or rehabilitated structures will improve the region's resiliency from the impacts from floods, fires, and other natural disasters that our region encounters frequently.

#### **g. Strategy for Leveraging Resources**

Resources Needed for Site Reuse It is anticipated that many of the Brownfield reuse projects will require funding for remediation and possibly infrastructure upgrades. WNDD is experienced in accessing other State and federal funds to support the economic strategy and revitalization of the areas. As an incentive to leverage private re-investment, the following sources of additional funding have been identified to ensure the economic feasibility of planned reuses: State Brownfield Cleanup Revolving Loan Fund (RLF), State Clean Water and Drinking Water RLF, State Energy Program, Energy Efficiency, and Conservation Block Grants, State Geothermal Technologies Program; EPA Brownfield Cleanup and RLF, US Department of Agriculture; Clean

Renewable Energy and Qualified Energy Conservation Bonds; Renewable Energy Transmission Infrastructure Program; and Bureau of Land Management Grant Programs.

**h. Use of Existing Infrastructure** All the targeted areas and priority sites are in existing developed areas with infrastructure. In some cases, the Master Plans encourages increasing residential densities as part of the infill strategy which may require upgrading sewer or water to support new densities. If needed, the use of existing site infrastructure will be confirmed by infrastructure evaluations prior to development, to be funded by developers or this grant of funding as appropriate. WNDD can assist in accessing Economic Development Administration funding and State funding for substantial infrastructure upgrades. The Brownfield grant would help leverage the City of Yerington’s recently completed water and wastewater system, primarily funded by an investment from USDA-Rural Development of over \$40 million. This system has the capacity for new development hookups.

**2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

Community Need

**a. The Community’s Need for Funding**

The Brownfield grant will help accelerate reuse and in-fill in underutilized areas which include the workforce/bedroom communities to the Tahoe Reno Industrial Center where many EV loop material processing, manufacturing, and recycling businesses are located. This grant will meet the needs of these communities which have limited resources to carry out environmental assessments, remediations, and reuse due to a variety of factors. The City of Yerington, City of Sparks, Douglas County, and City of Fernley property tax revenues are capped by State law. The State of Nevada has provided many lithium loop companies, as well as the emerging database center developments, with tax incentives in the form of abatements that defer local property tax revenues for up to 10 years, impacting municipal revenue streams. This is exacerbated by the failure of state property tax and sales tax revenues not recovering to pre-2011 recession levels. The City of Sparks must balance growth with the ability to provide services. The City’s Comprehensive Plan calls for more in-fill development. The influx of construction, contract, and support of service workers is expected to further impact community resources. The Brownfield grant program can kick start much needed community development and private investment not only within the Main Street corridor, but also in mine scarred lands on private property within the City of Yerington.

**b. Health or Welfare of Sensitive Populations**

(1) City of Sparks, City of Fernley, City of Yerington, and Gardnerville (CDP).

TABLE 1 Indicator	WNDD Sparks Target– Victorian Square	City of Fernley (BG3, Tract 9601.06)	Yerington	Gardnerville	Nevada	United States
Population 2024 (est.)	1,579	1,597	3,139	5,811	3,194,176	334,914,880

TABLE 1 Indicator	WNDD Sparks Target– Victorian Square	City of Fernley (BG3, Tract 9601.06)	Yerington	Gardnerville	Nevada	United States
Senior (over 65)	15%	9%	38%	30%	17%	18%
Under 5	16%	21%	16%	15%	21%	11%
Per Capita (2023)	\$34,616	\$41,805	\$44,974	\$39,721	\$40,463	\$43,313
Below Poverty Rate	20.5%	N/A	20.8%	12.3%	12%	%12.5

*Data Collected from the Census Reporter, American Community Survey*

Two of the four target areas show residents living at nearly twice the state poverty rate indicator. Three of the four priority target areas earned less than the comparable median household income for the state. In Yerington, there is a high population of seniors who are remote from health care services. Almost 28% of seniors in Yerington live at or below the poverty rate compared to 11% of seniors in the State of Nevada (ACS 2014-2018). With new employment and tax bases, funding for the necessary wrap around services, housing infrastructure, and transportation improvements can be fully addressed. Brownfield funding will facilitate the assessment of land to support the new growth and tax base for necessary public investments to protect public health.

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

City of Sparks-Victorian Square District, City of Yerington, The City of Fernley and the township of Gardnerville have a higher particulate matter than the state and national average and the Ozone have a higher national average. The City of Sparks has more toxic releases to air more than 2 times the national average. The City of Fernley toxic air releases are greater than the state of average but lower than the national.

**d. Economically Impoverished/Disproportionately Impacted Populations**

3 of the 4 priority sites has over 10 Brownfield sites. All four target areas have demonstrated a lack of critical services such as health services, job development, and attainable workforce housing. Proximity to a Superfund site and aging housing has threatened the health and welfare of the Yerington Main Street and Sparks Victorian Square target area. The Brownfield program’s strategy to develop underutilized land, which in turn will increase the local tax base that will help support critical health and community services.

**Community Engagement**

**e. Project Involvement and f. Project Roles** WNDD with assistance from regional community partners and local government contacts, a Public Outreach Plan will be created to engage and inform target area stakeholders and solicit and incorporate community input to the greatest extent possible. WNDD anticipates that the types of outreach methods to be used will include public workshops, charrettes, and stakeholder interviews.

Community partners are critical to the success of this grant. Their roles are outlined below:

Organization	Role
Reno-Sparks, Yerington, Fernley & Gardnerville Chambers of Commerce	Outreach to property owners and businesses about the program. Assistance in setting up owner interviews.

Main Street Gardnerville/Yerington Main Street	Outreach to property owners and businesses about the program. Assistance in setting up owner interviews. Integration with existing master plans and infrastructure.
City of Sparks Planning Department	Outreach to property owners and businesses about the program. Assistance in setting up owner interviews. Integration with existing master plans and infrastructure.
City of Yerington Planning	Outreach to property owners and businesses about the program. Assistance in setting up owner interviews. Integration with existing master plans and infrastructure.
City of Fernley Planning	Outreach to property owners and businesses about the program. Assistance in setting up owner interviews. Integration with existing master plans and infrastructure.
Douglas County Planning Dept.	Outreach to property owners and businesses about the program. Assistance in setting up owner interviews. Integration with existing master plans and infrastructure.
Nevada Department of Transportation	Public/private infrastructure planning and construction, including the right of way and easement of access and coordination.

iii. Incorporating Community Input WNDD staff, Coalition Partners, environmental consultants, communication consultants and other key project partners, will lead a Community Outreach Program that will inform, update, and solicit community input. A Community Involvement Plan will be prepared at the start of the project. The primary communication tool will be a Brownfield Project website, which will include details of important project milestones, such as consultant selections, site inventory lists, assessment and cleanup results, and planned redevelopment. It will share community meetings, press releases, social media portals, and facilitate receiving input by providing contact information and feedback forms. WNDD and Coalition Partners will solicit site inventory inputs from project partners and resident groups through private and community meetings. Additional input from the community will be invited through town hall presentations. Meetings will be held in person, and online meetings will be utilized to be inclusive. Project partners will help advertise and populate the meetings and presentations. Stakeholder interviews will be another important tool used to gather community input and feedback. To communicate project progress and gather feedback, WNDD will meet with project partners and resident groups at relevant milestones, as needed. Updates will be given at City Council and County Commission meetings, at town hall meetings, on Coalition members' and community partners' websites and social media pages, through press releases to local newspapers, and via the Brownfield Project website. Flyers will be mailed to those residents and businesses most closely affected by the properties involved in this program, especially in rural, low-income areas where Internet access is limited. Community feedback will be solicited with all project updates, and will be taken via face-to-face meetings, electronic meetings, phone calls, emails, and web forms. Target mailings will be disseminated to solicit property access to conduct environmental site assessments, obtain historical information for site selection and prioritization, and provide grant information. Questions and concerns will be addressed by the WNDD. Responses will be made by the most appropriate Coalition partner in a timely manner. Several outreach tools will be engaged to provide community updates, obtain further community input, and build consensus on the project and its progress.

### **3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

#### **Description of Tasks/Activities and Outputs.**

a. Project Implementation, b. Anticipated Project Schedule, c. Task Activity Lead, d. Outputs. Table below describes the proposed tasks, schedule, and output of activities necessary to fully implement the grant.

<b>TABLE 4: TASKS, SCHEDULE, AND OUTPUTS FOR PROJECT IMPLEMENTATION</b>
<p><b>TASK 1 PROJECT INITIATION.</b> This task includes negotiation of the final work program and Cooperative Agreement with EPA. Additionally, this task includes notification and outreach to the affected communities and partners of the receipt of the grant and planned schedule of activities. Prepare the RFP, develop a selection process, and select a Qualified Environmental Professional (QEP).</p> <p><b>TASK 1(a) PROJECT MANAGEMENT AND REPORTING.</b> This task includes grant management including oversight of the QEP and any other contracts related to the grant, coordination with EPA, Brownfield training, and grant reporting. Grant reporting will be done in accordance with grant regulations found in 2 CFR 200.328 and submitted on a quarterly basis in ACRES, periodic meetings with EPA grant officer. Included with this task will be quarterly reports to EPA, annual and Financial Status Reports, Utilization Report, and final project report.</p>
PROJECT SCHEDULE: July 2026 to November 2026
LEAD: Western Nevada Development District (WNDD)
OUTPUTS: Cooperative Agreement with EPA completed by Sept 2026. Environmental consultant (QEC) selected by Nov. 2026. 16 quarterly reports, 1 final report, ACRES Updates, Financial reports.
<p><b>TASK 2 SITE INVENTORY.</b> In concert with coalition and community partners and the selected QEC, prepare a list of priority sites for assessment and procedures for owner outreach, site access, and EPA site approval.</p>
PROJECT SCHEDULE: Nov. 2026 - March 2027
LEAD: Western Nevada Development District with Coalition Partners
OUTPUTS: Procedures developed for site inventory priority list, acquiring site access, and EPA site approval. Development of site screening and ranking criteria, and review of all sites' historical documents and records important to the eligibility and priority of the sites.
<p><b>TASK 3 ENVIRONMENTAL SITE ASSESSMENTS (ESA).</b> The ESA's will be conducted by the QEP and will include Access Agreements, Site specific Sampling and Analyses Plans (SAP) and Health and Safety Plans (HASP). A comprehensive Master Quality Assurance Project Plan (QAPP) will be prepared by the QEP early in the process to provide for thorough review time. Before Phase I ESA work begins, the QEP will complete the EPA Site Eligibility Determination reports to be submitted to EPA as well as the HASP. The QEP will conduct all tasks associated with Phase I and Phase II. All ESA's will be conducted by the QEP under supervision of the State of Nevada Certified Environmental Manager and in accordance with ASTM E 1527-13 Phase I ESA Standard and 40 CFR Part 312 Standards and Practices for All Appropriate Inquiries.</p>
SCHEDULE: July 2026 to April 2030
LEAD: Western Nevada Development District with QEP
OUTPUTS: Up to 40 Phase 1 Assessments and up to 12 Phase 2 Assessments of Priority sites in the target areas. This includes preparation of SAP, HASP, and QAPP for the program. Preparation and submission of site eligibility determinations to EPA for approximately 40 sites.
<p><b>TASK 4: CLEANUP/REUSE PLANS AND ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES.</b> Cleanup/Reuse Planning will begin once Phase II ESA's have been completed. The plans for cleanup will include all information/input received from the public as part of the Community Outreach Plan. Continued updating and requests of input from the public will be solicited to ensure ongoing community understanding and support of the project. WNDD and the QEP will conduct meetings with the affected Brownfield communities to make them aware of sites identified for clean up as well as identify opportunities for site reuse. A risk-based cleanup analysis will be used when evaluating remedial options. Alternatives (ABCAs). The ABCAs will evaluate cleanup options based on current and proposed future land use, cost effectiveness, and feasibility.</p>
SCHEDULE: January 2027-June 2030
LEAD: Western Nevada Development District with QEP and Coalition Partners

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

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

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

SCHEDULE: January 2027-August 2030

LEAD: Western Nevada Development District with QEP and Coalition Partners

OUTPUTS. Public relations consultant secured, and public involvement plan prepared. Outreach to all target communities via community workshops (estimated at 6 to 10 workshops per year), flyers, information brochures and news releases. Quarterly updates to the City of Sparks, City of Yerington, City of Fernley, Douglas County and Carson City elected officials. In addition, it is anticipated that individual property owner interviews with up to 40 property owners will be necessary.

**b. Cost Estimates, Cost Assumptions and Budget Table** Outlined below are the cost assumptions used to develop the budget for the program. Cost estimates are developed by task and include only direct costs. No indirect costs are included in the grant budget. Staff costs are direct costs related to project management, grant administration, site selection, cleanup and reuse planning and community outreach. Cost estimates were developed using WNDD's experience as a Coalition Assessment Grant manager and working with WNDD Associate Members who have Brownfield Assessment experience as Qualified Environmental Consultant (QEP).

**Task 1, Project Management** These costs include the QEP Project Manager, 1,500 hours at \$105/hr. in salary and 45% of salary in fringe benefits. Also included are the costs for a WNDD grant manager, 300 hours at \$65/hour and staff 450 hours at \$30/hour plus 25% fringe benefits. It includes the contracted finance manager, 60 hours at \$95/hour. The budget covers project management, financial management, and reporting requirements for the four-year grant period.

**Task 2, Site Inventory and Prioritization** These costs include both staff and QEP to develop the initial inventory of sites, prioritize sites, seek partner input, and acquire EPA eligibility approval. These costs are based on the QEP, 80 hours at 105/hour plus 45% percent fringe. In addition, WNDD staff, 20 hours at \$65/hour with 25% fringe and WNDD staff, 20 hours \$30/hour with 25% fringe is included related to site prioritization.

**Task 3, Environmental Site Assessments** These costs include research and field work for Phase I and II ESAs by QEP. Phase 1 ESAs are estimated at \$10,000 per site. Phase 2 ESAs are estimated at \$20,000 per site. The budget assumes that a minimum of 40 Phase 1 ESAs will be completed and up to twelve (12) Phase 2 assessments will be completed. This task does not include oversight costs by WNDD, those costs are included under WNDD project management.

**Task 4, Cleanup/Reuse Planning** The budget includes both contractual costs and staff costs related to the development of up to eight (8) Clean-up/Reuse Plans for priority sites. Clean-up and reuse plans are estimated at \$35,000 per site. The proposed cleanup/reuse plans will be provided to the State of Nevada's Certified Site Program for more extensive reuse marketing. Some staff time is included in this budget to coordinate with the City of Yerington, Township of

Gardnerville, City of Fernley and City of Sparks municipal departments to ensure reuse plans are compatible with current municipal codes, master plans, and service capacities.

**Task 5, Community Involvement and Outreach** This budget includes staff plus fringe (\$65/hour plus 25% of salary fringe costs) at 16 hours per event for the grant period. Contractual costs include website development, information flyers, brochures, and advertising for events and workshops.

<b>BUDGET TABLE</b>	<b>Task 1 Project Management</b>	<b>Task 2 Site Selection</b>	<b>Task 3 Environmental Site Assessments</b>	<b>Task 4 Clean up Reuse Planning</b>	<b>Task 5 Community Outreach</b>	<b>Total</b>
Personnel	\$59,600.00	\$4,000	\$0.00	\$120,000.00	\$93,500.00	\$277,100.00
Fringe Benefits	\$14,900.00	\$1,000.00	\$0.00	\$30,000.00	\$23,375.00	\$69,275.00
Travel	\$1,500.00	\$3,500.00	\$0.00	\$7,800.00	\$3,300.00	\$16,100.00
Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
Contractual	\$237,725.00	\$37,000.00	\$438,100.00	\$124,200.00	\$0.00	\$836,925.00
Construction	NA	NA	NA	NA	NA	
Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Direct Costs</b>	<b>\$313,725.00</b>	<b>\$45,500.00</b>	<b>\$438,100.00</b>	<b>\$282,000.00</b>	<b>\$120,675.00</b>	<b>\$1,200,000.00</b>
Total Indirect Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Budget</b>	<b>\$313,725.00</b>	<b>\$45,500.00</b>	<b>\$438,100.00</b>	<b>\$282,000.00</b>	<b>\$120,675.00</b>	<b>\$1,200,000.00</b>

**f. Measuring Environmental Results**

Sixty percent of the budget will be dedicated to conducting Environmental Site Assessments and reuse/cleanup planning activities. All grant progress and results will be recorded, monitored, and reported to the coalition partner communities and EPA. Key environmental outputs and outcomes during and after the EPA grant period will provide the EPA with the information to report the success and accomplishments to the U.S. Congress. This will include updates to EPA’s ACRES database on the final disposition of sites assessed under the EPA Brownfield grant including contaminant type(s), site cleanup and redevelopment status, the number of new housing units, job creation, and other pertinent information used by EPA to assess the success of the Brownfield program. As sites are deemed available for reuse, the new use will be updated in ACRES. Where possible, an increase in public revenue resulting from increased tax generation from reuse projects will be monitored and reported. As a community’s economic condition improves, other outcomes like housing availability and affordability, public investment in the target areas to improve services, and improvement in overall community health will be tracked and reported.

**4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

**Programmatic Capability**

**a. Organizational Capacity b. Structure c. Key Staff** Grant applicant for Western Nevada Development District is a U.S Department of Commerce, Economic Development Administration designated Economic Development District. WNDD has long standing history of grants administration with a variety of federal and State grants for the last 40 years including a

Brownfield Coalition Assessment Grant for the City of Lovelock and Pershing County and as a sub-recipient on Community-Wide Assessment Brownfield Grant for Humboldt County, Nevada. WNDD's grant management experience has included administration, quarterly and annual progress reporting, financial reports, coordination and implementation, overseeing, and managing RFQ's and RFP's as required by the Federal Procurement Standards and Policies CFR 2 200. Project budgets have varied from millions of dollars to less than \$100,000. Christine Brandon, WNDD Executive Director, will lead the Assessment Coalition Grant project. Brandon has over 25 years in public administration, environmental cleanup for Superfund and Department of Defense restoration sites, environmental consulting, Hazardous Materials management, federal contract management, and non-profit management. Her experience includes capital improvement projects, strategic planning, marketing, grant writing, management, administration, budget, contracting, community development, government relations, and project management. She worked for the US Army Corps of Engineers where she presided over the environmental cleanup of hazard waste sites identified by the Environmental Protection Agency and the Department of Defense.

**d. Acquiring Additional Resources** Western Nevada Development District is experienced in acquiring additional resources as needed for the projects administered including soliciting and securing financial, legal, professional expertise, and administrative staff to support the project. To expedite the project, WNDD will be engaging with a QEP to assist with the technical aspects selected through completion of a competitive process per 40 CFR Part 33. No subawards are anticipated, but if needed, WNDD will comply with EPA's Subaward Policy. For this grant, WNDD will prepare a Request for Qualifications (RFQ) to solicit qualified environmental consultants to conduct environmental site assessments and assist in reuse/cleanup plans. Cost, experience, ability, and capacity will be the selecting factors.

#### **Past Performance and Accomplishments**

**e. (1) Past EPA Grants Accomplishments** WNDD received a FY 2019 U.S. EPA Brownfield Coalition Assessment Grant of \$600,000 for Pershing County and the City of Lovelock, NV and was completed in October 2023. This highly successful program completed over 36 environmental assessments, the majority of which were Phase II assessments. In addition, WNDD successfully secured a qualified environmental consultant to complete this work and to support WNDD in coordinating with EPA on all facets of the grant. With these funds, WNDD met, and in most cases, exceeded the work program goals of the program. WNDD exceeded the goal of completing 21 Phase I Environmental Site Assessments by completing 28 Phase I Assessments. A total of 16 Phase II ESAs were completed, exceeding the target goal of 12 Phase II ESAs. WNDD has also completed 10 Cleanup Plans and Analysis of Brownfield Cleanup Alternatives reports. EPA funds were used to complete Reuse Plans to initiate a Certified Site program for 8 sites.

**(2) Compliance With Grant Requirements** WNDD complied with all grant requirements including work program progress, schedule, drawdown, preparation of quarterly reports, invoices, submission of information to ACRES, and coordination with EPA and NDEP regarding Site Eligibility forms. WNDD fully expects to expend 100% of these funds by the end of the grant period.

## **THRESHOLD CRITERIA RESPONSES**

### **1. Applicant Eligibility**

All Coalition members are eligible for application. Lead: The Western Nevada Development District (WNDD) was incorporated in the State of Nevada in December 1984 and was designated as an Economic Development District by the US Department of Commerce in July 1985. WNDD is a Council of Governments 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. See Attachments. Coalition Members: The City of Fernley, NV is eligible as a General Purpose Unit of Local Government. The Yerington Main Street Committee is a Nonprofit organization described in section 501(c)(3) of title 26 (the Internal Revenue Code (IRC) Non-profit entity, and Gardnerville Main Street is a Nonprofit organization described in section 501(c)(3) of title 26 (the Internal Revenue Code (IRC) non-profit entity. WNDD's Target Area: Victorian Square District, City of Sparks, NV is eligible as a General Purpose Unit of Local Government.

### **2. Target Areas**

There are 4 distinct target areas:

1. Lead: Western Nevada Development District - Target Area: City of Sparks, NV, Victorian Square District, (Census Tracts 19.04 & 19.01)
2. Non-Lead: The City of Yerington, NV, Yerington Main Street corridor, (Census Tract 9609.01)
3. Non-Lead: Douglas County, Nevada, Gardnerville Main Street, (Census Tract BG 1, Tract 15, Douglas)
4. Non-Lead: City of Fernley, NV (Census Tracts 9601.03 & 9601.08)

### **3. Non-Lead Member(s) that Never Received an EPA MARC Grant**

All three Non-Lead Members: City of Fernley, Main Street Gardnerville, and Yerington Main Street Committee, have never received an EPA MARC grant in their histories of existence. None of the Coalition Members, Lead or Non-Lead are submitting individual applications in the FY26 EPA MARC competitive grant cycle.

### **4. Legal Authority to Expend Grant Funds on Behalf of Non-Lead Coalition Members**

Western Nevada Development District attests to have legal authority to expend grant funds on behalf of the Non-Lead Members to conduct the proposed grant activities. See attached Letters of Commitment from the City of Fernley, Main Street Gardnerville, and Yerington Main Street Committee. WNDD is a Council of Governments and was given authority by the US Department of Commerce in July 1985.

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