

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

Quarterly Meeting Summary

March 5, 2025, 2:00 – 2:30 Pacific Time

Zoom Conference Call

Topic: RDSBC Quarterly Meeting

Attendees: John Klenke – Nye County
Hayden Poinier – Northern Nevada Development
Jess Rosner – NyE Communities Coalition
Jennifer Tung – Environmental Protection Agency
Eileen Christensen – BEC Environmental, Inc. (BEC)
Erika Balderson - BEC
Stefanie Costa Rica – BEC

I. Announcements

1. 2025 Brownfields Conference is scheduled for August 5-8 in Chicago!
 - a. Registration opens in April <https://gobrownfields.org/>
 - b. Notifications for presentation approvals by the following are pending:
 1. Tammi Odegard
 2. Arnold Knightly

II. General Discussion

1. QAPP Reviews – Jennifer Tung provided an update to the group regarding timelines for EPA’s QAPP reviews. The reviews are conducted outside of her office but she has been informed the review process takes 60 business days.
2. Public Outreach
 - a. Outreach Information Located Here: <https://www.rdsbc.org/outreach/>
 - b. Ideas for Improvement to Outreach Efforts?
3. RDSBC Website Updates
 - a. RDSBC website updated with agenda and meeting summary for previous meeting.
 - b. Reminder to review and comment when drafts go out.
4. Erika Balderson provided a presentation on Leveraging Brownfields to complete Federal Cross-Cutting Requirements for Environmental Reviews
 - a. The presentation is attached. Please reach out if you have any questions.

III. Coalition Updates

1. Duckwater Shoshone, Esmeralda, Inyo, Lincoln, Mineral, and White Pine Counties – No update
2. Nye County –
 - a. RLF Funding Available for Use on NyECC Projects as Appropriate based on result from Phase II Testing
3. Nevada Rural Housing Authority –
 - a. NRHA Pioche Housing Project (Lincoln County)
 1. Abatement and demolition is complete!
4. Nye Communities Coalition
 - a. NyECC Assessment Grant
 1. EPA Approved sites for Phase I ESAs –
 - a. Nye County Grade School in Tonopah – waiting for site access to begin the Phase I ESA.
 - b. Amargosa Library USDA ER and Phase I ESA – BEC is meeting with USDA to coordinate on the ER components next Tuesday, March 11.
 - c. Phase I Sites completed include:
 - a. Pahrump Animal Shelter (Recommended Phase II for hazardous building material survey and soil sampling)
 - b. Pahrump Finance Building (Recommended Phase II for hazardous building material survey)
 - c. Pahrump Juvenile Probation Office (Recommended Phase II for hazardous building material survey)
 - d. Jess Rosner has reached out to the Esmeralda County Board of Commissioners to obtain information for the new liaison commissioner.
5. Northern Nevada Development Authority
 - a. NNDA has applied for a coalition assessment grant with Mineral and White Pine Counties to complete Phase I/Phase II ESAs.
 - b. Poinier – No new updates on the NNDA/White Pine application

IV. Open Discussion

1. None.

V. Action Items

1. Stefanie Costa Rica to distribute draft meeting summary and today's presentation for review. (Done)
2. Tung to request expedited review of recently submitted QAPP for the NyECC Hazardous Building Materials Surveys.
3. Costa Rica to provide next QAPP for Animal Shelter project to Tung for expedited review.

4. Jess Rosner to schedule an introductory Brownfields meeting with the incoming Esmeralda County Commissioner liaison.

VI. Next Meeting

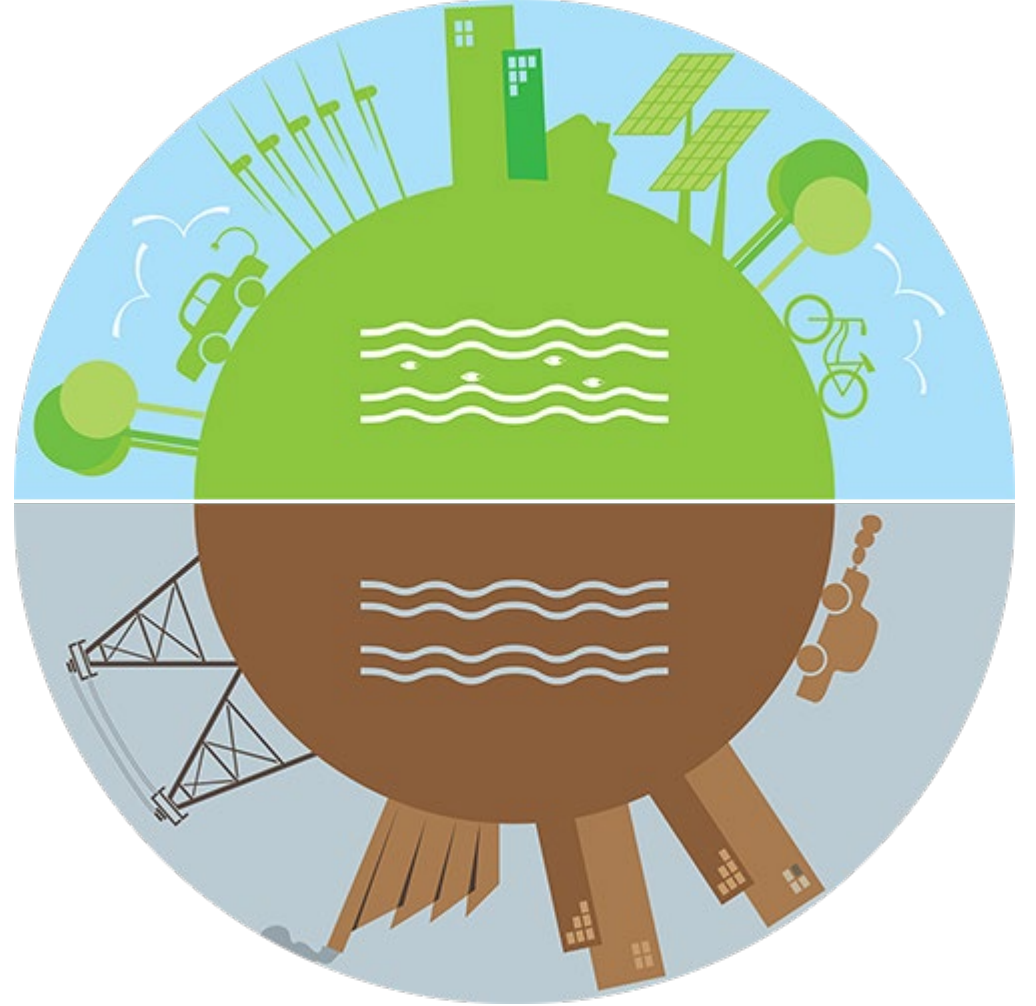
1. Next meeting is in June – will send out a poll.
2. Invited Speakers:
 - a. Tammi Odegard (NyECC) to discuss their Job Training Program
 - b. Mike Kelly (ASU) to discuss the Southwest Sustainability Innovation Engine (SWSIE)

Acronyms:

ASU – Arizona State University
EA – Environmental Assessment
EPA – Environmental Protection Agency
ESA – Environmental Site Assessment
NDEP – Nevada Division of Environmental Protection
NNDA – Northern Nevada Development Authority
NRH – Nevada Rural Housing
NyECC – Nye Communities Coalition
RDSBC – Rural Desert Southwest Brownfields Coalition
RLF – Revolving Loan Fund
SHPO – State Historic Preservation Office
SWCREDA – Southwest Central Rural Economic Development Authority
SWMP – Solid Waste Management Plan

Leveraging Brownfields

Federal Cross- Cutting



Cross-Cutting

Federal cross-cutting refers to requirements common to all grants and programs that use federal funding (e.g., the National Environmental Policy Act – NEPA).

When multiple federal grant programs are used to complete a project, advanced coordination with each federal program helps ensure compliance with cross-cutting measures.



Cross-Cutting

- The EPA forms partnerships with state, tribal, and local entities to protect human health and the environment.
- Most federal grants require an Environmental Review (ER) to be completed as a grant requirement.
- Federal and some state grants may cover the ER, or may not, depending on the original application and grant-specific stipulations.
- If your project is a Brownfields site, Brownfields assessment grants can be utilized to complete the ER for the project, with approval from the EPA Project Manager and in close coordination with other entity(ies) funding the project.

The following are examples of projects leveraging Brownfields funding to support projects with other (HUD or USDA) federal funding.

Sunrise Ranch Apartments



- City of Henderson \$56,202,968 project.
- 144 units of affordable housing on 7.8 acres of vacant land.
- Up to 60 units for youth transitioning from foster care
- Would also serve Homeless, At Risk of Homelessness, Fleeing/Attempting to Flee Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking and Other Populations.
- HUD funding (\$6,309,000) supported the construction of the affordable and supportive housing project, but EPA Brownfields funded the Phase I ESA and HUD-required ER.

North Las Vegas Fire Department Training Facility



- CNLV awarded \$1,000,000 in CDBG funding to construct a 3,000 square-foot dedicated training site for the fire department and fire academy.
- The 4.21-acre lot is used as a Public Works' vehicle and equipment storage lot.
- An EPA Brownfields grant was awarded to complete the Phase I ESA and HUD ER for the site.

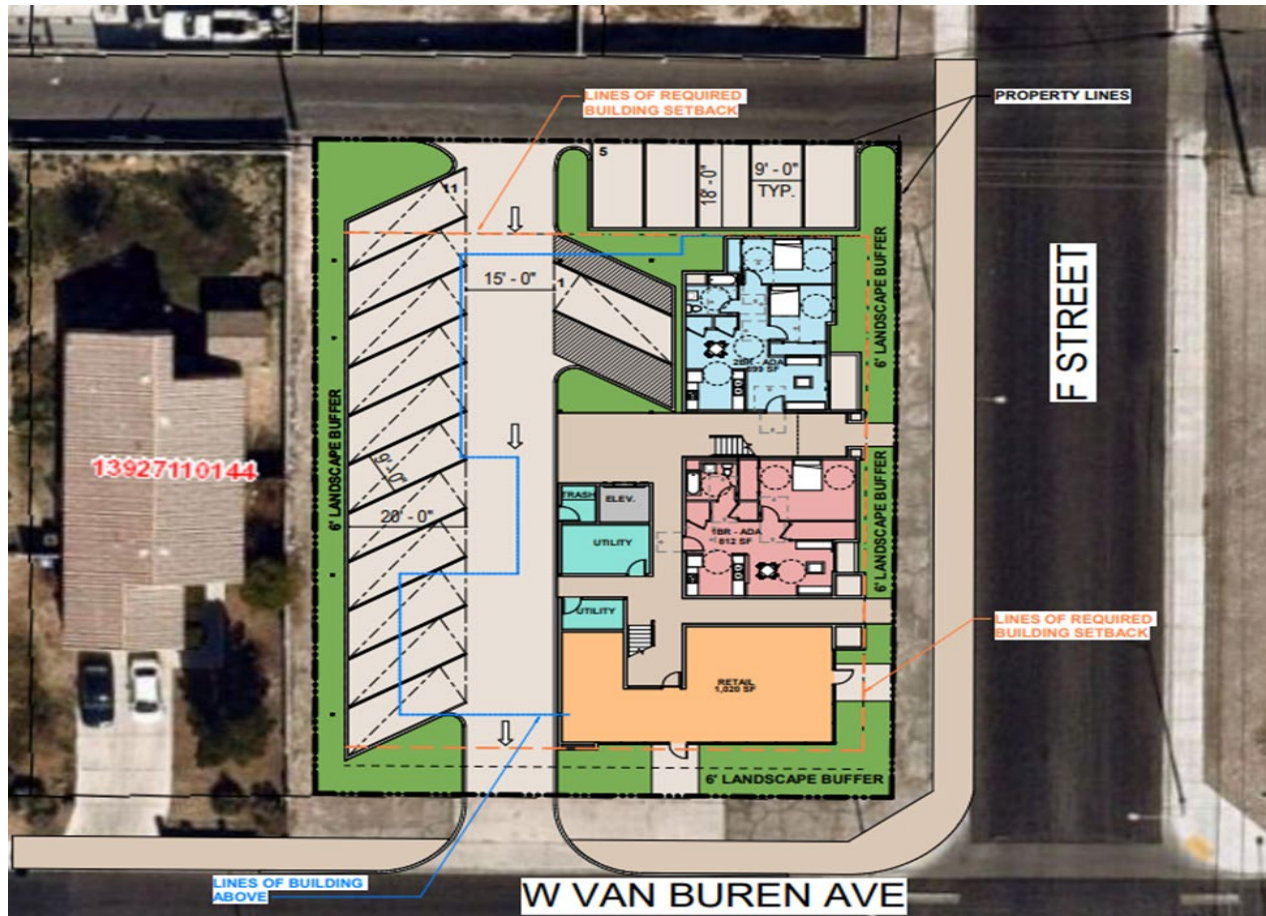
Dolores Huerta Resource Center



- One-of-a-kind facility in Nevada.
- Comprehensive resource hub and a place to address the various needs of low-income individuals and families.
- Services of the DHRC would include:
 - Free or low-cost legal consultations clinic
 - Educational programs
 - General Educational Development (GED) preparation/tutoring
 - Health and wellness services
 - Workforce development
 - Technology access
 - Cultural and arts programs

EPA Brownfields grant was used to complete the Phase I ESA and HUD ER.

City of Las Vegas Westside Flats Apartments



- City of Las Vegas 0.33-acre vacant urban-infill parcel.
- \$1,000,000 HOME Investment Partnership (HOME) grant to assist with the construction of 22 units of affordable family housing.
- \$9,500,506 full project cost.
- Located in the Historic Westside Neighborhood in Las Vegas.
- EPA Brownfields grant was used to complete the Phase I ESA and HUD ER.

Upcoming Project - Amargosa Library

- The Amargosa Library was constructed in 1986.
- A grant awarded through the USDA will provide funding for the renovation and expansion of the library.
- A Phase I ESA and ER are required before receiving USDA grant funding.
- EPA Brownfields funds will cover the Phase I ESA and USDA Environmental Information Document (ER).



References

[Brownfields FAQs - HUD Exchange](#)

[Nevada Hand breaks ground on affordable housing project, plans to help foster youth](#)

[Dolores Huerta Resource Center | City of North Las Vegas](#)

[Amargosa Valley Library -- Amargosa Valley Library District](#)