

EPA BROWNFIELDS COALITION ASSESSMENT GRANT

Community Meeting
January 27, 2020
6:00 PM to 8:00 PM



WELCOME & INTRODUCTIONS

County Commissioners

City Council Members

Pershing County Economic Development Association

Lisa Hanusiak, EPA Region 9

David Friedman, NDEP

WNDD Coalition Brownfields Team

- . Heidi Lusby - Angvick
- . Lisa Hanusiak
- . Philip Childers
- . Donald Vetter
- . Sheryl Gonzales
- . David Friedman
- . Thomas Mix

MAYOR MICHAEL GILES

Welcome - Comments

WORKSHOP PURPOSE

Overview of the EPA Brownfields Program & Our Grant

Benefits of the Brownfields Program

Activities/Tasks associated with Coalition Assessment Grant

Greater understanding of the Phase I and Phase II Activities

Certified Sites

Meet the Brownfields Team & Their Expertise

Similar Successful Brownfields Projects

Questions answered

LISA HANUSIAK

**Brownfields Project Manager
U.S. Environmental Protection
Agency, Region 9**

What Are “Brownfields”?

Real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant

Often in a designated redevelopment area and part of an overall planned strategy to revitalize and breathe new life into the community



Brownfields Revitalization Program

- Designed to provide funding to help communities address public and privately-owned properties that are planned for redevelopment including:
 - Sites that are contaminated
 - There is a perception that the property is contaminated
- Typical sites include:
 - Abandoned buildings
 - Vacant lots
 - Old gas stations
 - Under-utilized properties
 - Dry cleaners

THE CONVERSE TEAM

Philip Childers
Thomas Mix

Ways That Coalition Partners Can Benefit from Brownfields Redevelopment Funding

- *Conserve* resources that would otherwise be needed to clear Publicly Owned property for redevelopment
- *Funding* can be used to assess private sites to speed overall revitalization
- *Attract* New Businesses and Jobs
- *Increase* Property and Sales Tax Revenues
- *Prepare* for future economic upturn
- *Improve* Public Health and the Environment

City of Lovelock and Pershing County Use of EPA Brownfield Funding

- Inventory, Screen and Prioritize Redevelopment properties for environmental assessments;
- Conduct Phase I and Phase II ESA's
- Develop Cleanup Plans for contaminated properties, if needed;
- Develop Site Reuse Plans, Certified Sites; and,
- Conduct and Stakeholder Outreach Participation



WNDD, City of Lovelock & Pershing County Brownfields Coalition Work Plan

- Inventory of Potential Brownfields sites
- Screening and Ranking of Candidate Brownfields sites
- 21 Phase I ESAs
- 12 Phase II ESAs
- 8 Cleanup and 4 Reuse Strategies
- Community Engagement
- Project and Grant Management

WHY DO A PHASE I ?

- Bank will require a Phase I before providing funding
- If you buy/transfer a property without a Phase I, you buy the entire property. The good, bad, and ugly. If it turns out to have contamination its 100% your problem
- Doing a Phase I affords the following Limited Liability Protection under federal law:
 - Innocent Landowner Defense
 - Contiguous Property Owner Defense
 - The Bona Fide Prospective Purchaser Defense

WHAT IS A PHASE II AND WHEN IS IT NEEDED ?

- **Recognized Environmental Condition (REC) or Environmental Risk is identified in the Phase I Report that requires physical investigation onsite. May identify contamination that will require further characterization and cleanup.**
- **Include sub-surface soil analysis, groundwater sampling, installing monitoring wells, indoor air sampling, mold sampling, asbestos sampling, lead sampling etc..**
- **A Phase II Assessment must meet All Appropriate Inquires per ASTM standard.**

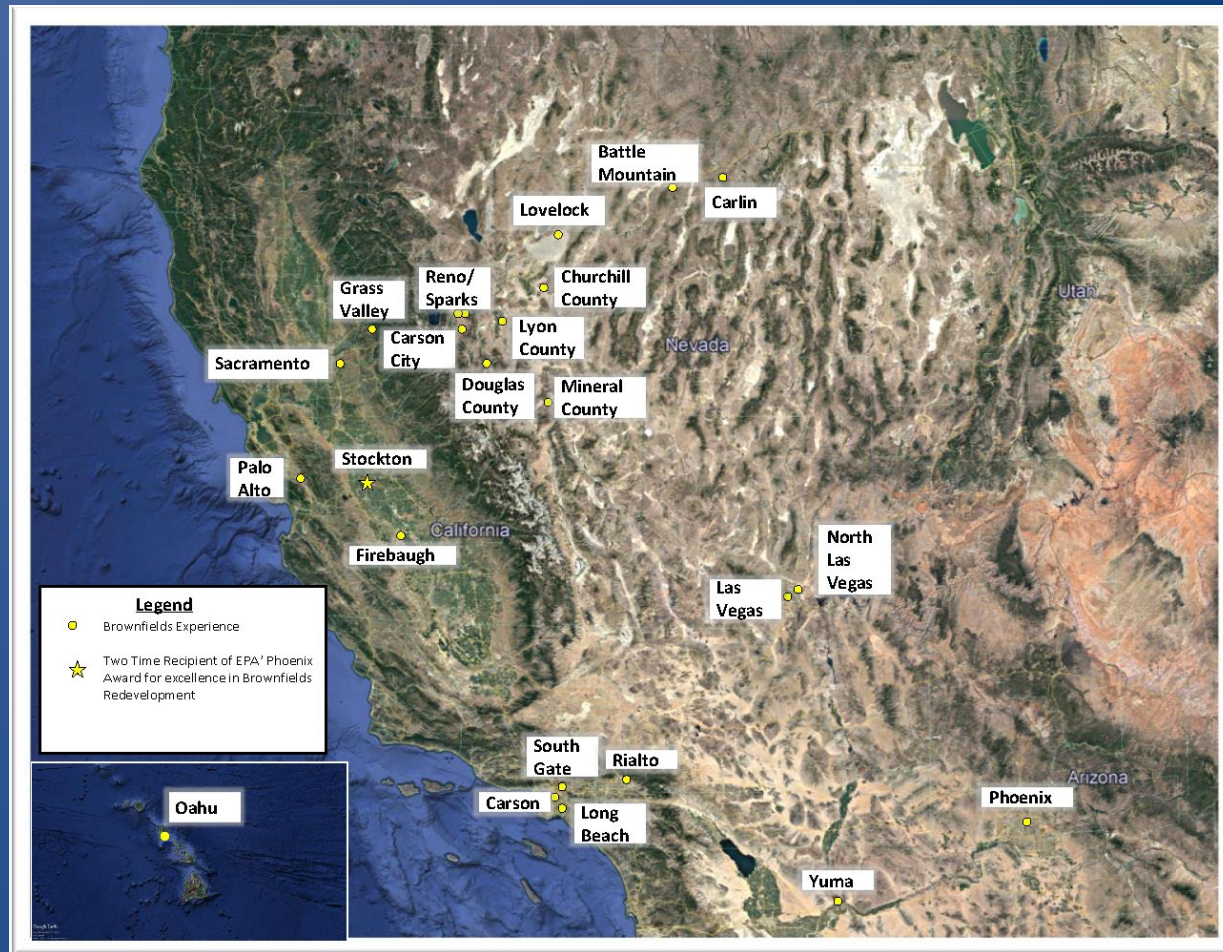
NEW BROWNFIELDS INITIATIVE: CERTIFIED SITE CHARACTERIZATION

- A Certified Site designation serves as a pre-qualification, indicating that a property's title is clear, that it possesses, among other things, sufficient utilities and other infrastructure for commercial use, provides preliminary soil engineering, environmental due diligence and that it is properly zoned and has adequate transportation access for such uses.
- Reduces the risk associated with development by providing detailed and current information about a site including price and availability, utilities, access, environmental concerns, and potential site development challenges.

CONVERSE CONSULTANTS BROWNFIELDS EXPERIENCE

- 1992-Present
- Prime Consultant Under 21 EPA Brownfields Grants
including 15 in Northern Nevada:
 - Churchill County
 - Lyon County
 - Mineral County
 - Carson City
 - Douglas County
 - Sparks
 - Carlin
 - City of Lovelock and Pershing County
- *We're About Getting the Job Done Right. The First Time. Under-Budget. Ahead of Schedule*

Our Coalition and Community-Wide Site Assessments and Targeted Brownfields Assessments Experience



Our Current Community-Wide Site Assessments Grant Projects



Successful Brownfields Revitalization Projects: Churchill County Law Enforcement Center



Successful Brownfields Revitalization Projects: William N. Pennington Life Center



Successful Brownfields Revitalization Projects: Polaris Distribution Center Fernley



QUESTIONS



Contacts

For additional information, please contact:

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