

Finding Your Funding Ladder

The Brownfields Rung

Western Nevada Development District: *Find Me More Money*

March 25-26, 2024, in Fallon, Nevada

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US Environmental Protection Agency Brownfields Program

- Provides direct federal assistance
- Funds Nevada's State Program
- Awards competitive grants to communities
- Multi-faceted program redevelops sites
- Provides funding for technical assistance
- Ability to leverage other opportunities

Brownfields is one of the rungs on your funding ladder. It gets you started on the way up!

Four Projects, Four Funding Ladders

- Beatty Habitat Trails
- Pahrump Fairgrounds
- Fish Lake Valley Community Center Expansion
- Wye Road Parcel

- Project Goals and Challenges
- Components and Funding Rungs
- Outcomes

Beatty Habitat Trails Project:

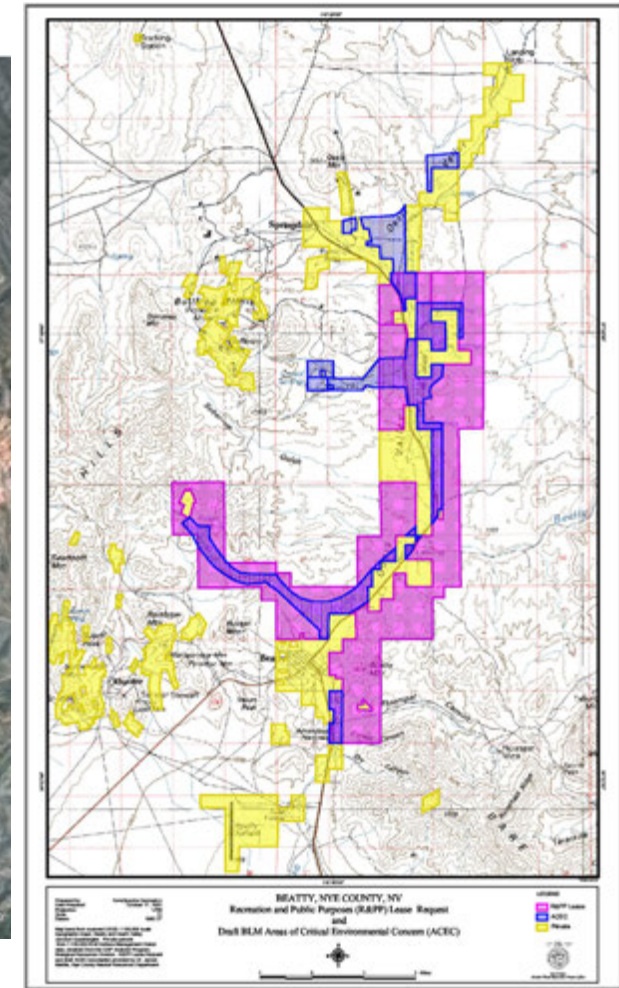
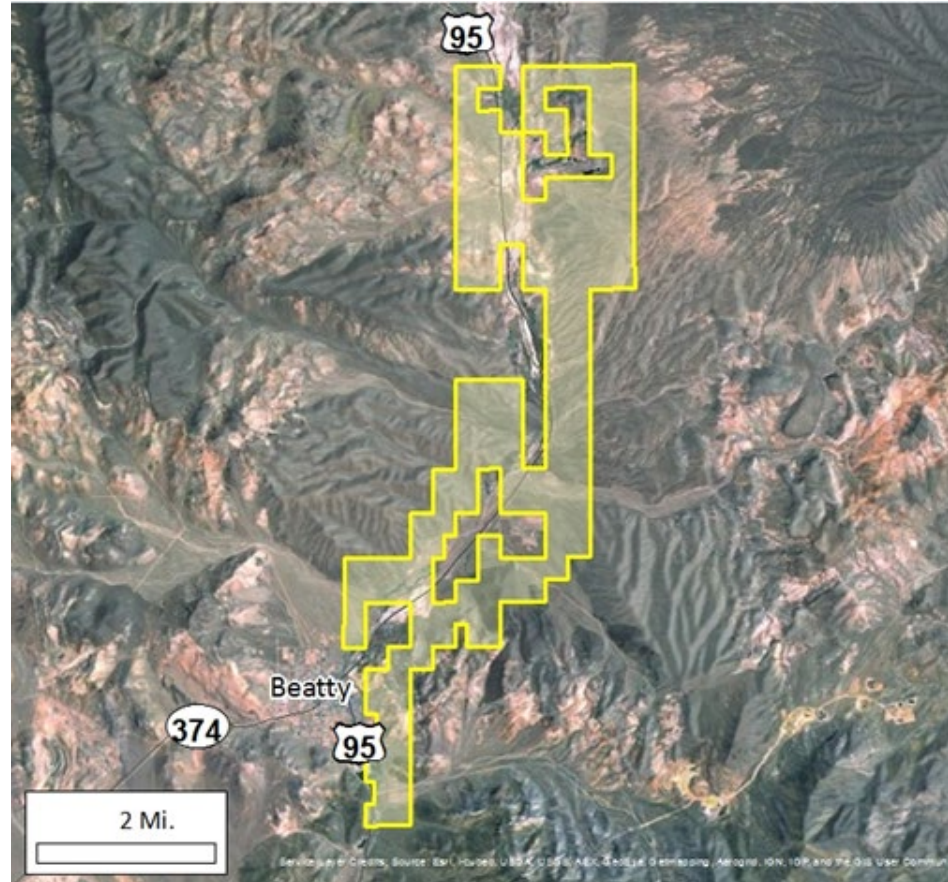
A story of appreciation and preservation

Goals:

- Improve safety of former mine sites
- Develop trailways and preserve habitat

Challenges:

- Unsafe conditions from historic mining
- Gathering data necessary for planning



Outcomes

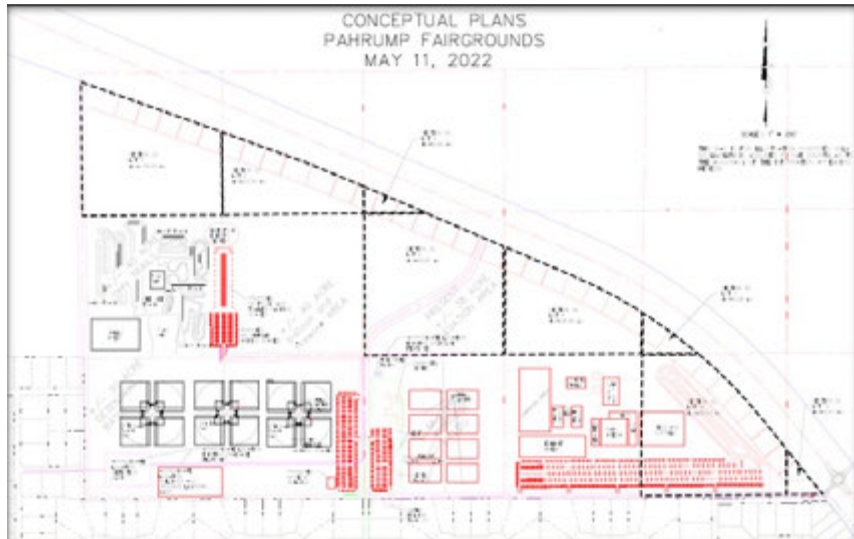
- Mine Adit Survey provided to Nevada's Mine Scarred Lands Program
- Trailways design and agency support
- On-going habitat restoration of the Trails and conservation of the Amargosa toad - Service Citizens Award from US FWS
- Eco-tourism economy launched and thriving

The funding ladder reached almost \$7 Million in grants and in-kind assistance.

Components	Support/Funding Rungs
Various initial studies and plans	Beatty Habitat Committee
Phase I ESA & Mine Adit Survey	Brownfields Assessment
Aerial Photography	Technical Assistance to BF
Charrette to Design Trail System	Technical Assistance to BF, Beatty Town Board, Beatty Habitat Committee, Nye County, Nevada Commission on Tourism, Lockheed-Martin Corp., Terraspectra Geomatics, and Friends of the Amargosa Toad
Landscape Architecture Design Support	UNLV Department of Landscape Architecture, Rainsforth School of Architecture, and Southern Nevada Chapter of the American Society of Architects
Agency Technical Support	EPA, US Fish & Wildlife Service, US Army Corps of Engineers, Nevada Division of Wildlife, Nye County Natural Resources & Federal Facilities
Biological Research Technical Support	UNR Biological Resources Center

Pahrump Fairgrounds Project:

A story of persistence and participation



Goals:

- Finalize Plan for Fairgrounds
- Initiate Fairgrounds Development

Challenges:

- Understanding land patent conditions
- Community disagreement/contention
- Community frustration
- Funding to implement plan

Outcomes

- Leadership built consensus for direction and plan
- Project implemented in stages
- Internal specialists and relationships built the funding ladder
- Flexibility to change funding rungs

Components	Support/Funding Rungs
Land Patent	Congressional
Environmental Assessment	Brownfields & CDBG
Wells and Water Infrastructure, Restrooms and wastewater system	CDBG
Drainage and Flood Control Inf.	CDBG
40-Acre Off Highway Vehicle (OHV) Park	Nevada OHV Vehicles Program
Marketing for funding and sponsors	Travel Nevada Rural Marketing Grant
Civic Center	Congressional, Valley Electric Association, Pahrump hotel taxes
Trailways planning and design	Nevada State Park Recreational Trails Program
Rodeo Arena, Ball Fields, Fireworks Field, and more...	Proposed sources: Land and Water Conservation Grants, CDBG, and more...



March 19, 2022 OHV Park Groundbreaking

Fish Lake Valley Community Center Expansion:

A story in shortening the ladder to reach your destination faster

Goals:

- Adequate facilities for local community health
- ADA-compliant parking and access to existing community center

Challenges:

- No County-wide communications network to access local government meetings
- Insufficient local donations and volunteer labor



Outcomes

- Expanded Multi-purpose community center
- Access to telemedicine and public meetings
- ADA-compliant building access



Components	Support/Funding Rungs
Environmental Review	Brownfields and Esmeralda
Asbestos Abatement	Nevada Brownfields Program
Community Center Expansion	CDBG and Esmeralda County
ADA-compliant Sidewalks, Signage, and Parking	CDBG
Video-Conferencing Equipment	CDBG

Wye Road Parcel: A story of *public-private partnerships*

Goals:

- Address food desert designation by US Department of Agriculture
- Consolidate services to one location

Challenges:

- Private owner with environmental liability

Components	Support/Funding Rungs
Redevelopment options	Brownfields Education/Outreach
Phase I & II ESA on full parcel	Brownfields Program
Parcel Sub-Divided	Inyo County & Owner
Developer to address food desert	Private Investor (Grocer)
Remaining portion of parcel undeveloped	Brownfields Education/Outreach
Phase I ESA on remaining parcel	Brownfields
Developer to address local government service needs	Public/Private Partnership



Outcomes

Parcel redeveloped into two community projects



Inyo County Consolidated Office Building

- Inyo County services co-located in one building to facilitate public access
- Property funded through public-private partnership with long-term lease agreement and end-of-lease purchase option

Development Cost: \$17.9 Million



Grocery Store

- Local food access
- Private investment created development opportunities

Development Cost: \$3.4 Million

Lessons Learned

- **Have a Clear Goal**

- *Project Objectives*
- *Broad net for ideas*
- *Build a team*
- *Establish a champion*
- *Understand boundaries*
 - Land Use restrictions
 - Funding limits
 - Use regulations as tools

- **Recognize Challenges**

- *Work with funders in advance*
 - Ask questions
 - Explore opportunities
 - Share ladder strategy
 - Seek guidance

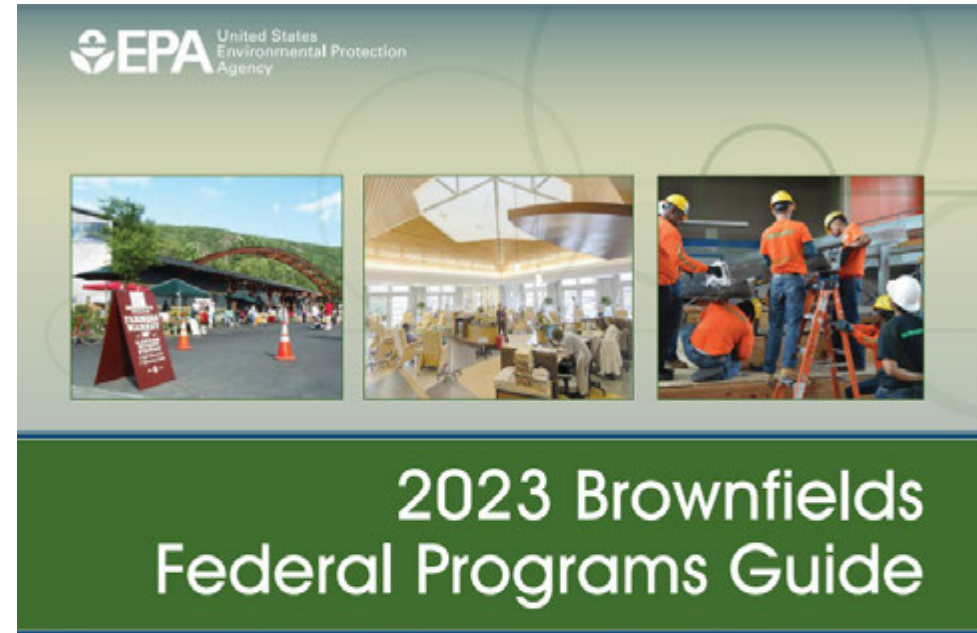
- **Build Your Funding Ladder**

- *Be persistent*
 - Obtain debriefs for unsuccessful grants
 - Pivot toward opportunities
- *Volunteers have value*
 - Recognize and celebrate them
 - Understand their skills and limits
- *Matching requirements*
 - Cash is *king* but In-Kind is *creative*
 - Track/document participation and donations early
- *Consider public/private partnerships*

- **Celebrate Your Outcomes**

Help Finding the Rungs

- **Leverage Available Resources**
 - Federal Programs Guide
- **Provides information on each program:**
 - Mission
 - Relevance to Brownfields
 - Resources (Grants and Assistance)
- Short-cut to assistance based on the Brownfields Redevelopment Phase



Assistance Useful during the Following Phase(s) of the Brownfields Redevelopment Process:



<https://www.epa.gov/brownfields/brownfields-federal-programs-guide-2023>

Thank You!

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