

The Special (workshop) meeting of the Board of Trustees of School District No. 393, Shoshone County, Idaho, was held at the Wallace School District Office, 501 Western Ave., Silverton, Idaho at 10:00 AM, on Tuesday, December 23, 2025.

TRUSTEES PRESENT: Anna Berger, Amber Valley, Amy Lynn, Mary Rehnborg (VIA REMOTE ACCESS)

TRUSTEES ABSENT: Molly McGee (EXCUSED)

BOARD OFFICERS PRESENT: Todd Howard, Superintendent, Beatrice Conley, District Clerk (PHONE)

OTHERS PRESENT: Paige Olsen, Steve Gill (IN PERSON) , Felicia Cassidy, Eric Traynor, Sarah Weppner, Allison Marshall (VIA REMOTE ACCESS)

Workshop Discussion – Wallace Civic Auditorium EPA Brownfields Cleanup Grant

The Board met to receive a comprehensive update on the EPA Brownfields Cleanup Grant process for the Wallace Civic Auditorium and to review required timelines, public notice obligations, and narrative components necessary for federal eligibility. Representatives from Alta Group, Idaho DEQ, and the Institutional Controls Program (ICP) participated to review project readiness and outline the information needed to complete the application package.

Felicia Cassidy (Alta Group) described the sequencing of required public notifications and procedural steps, including publication of the legal notice in the *Shoshone News-Press* the week of January 5, posting a draft application to the District website by January 10, and facilitating a public comment period through January 15. She also confirmed that grant information will be presented during the January 12 regular Board meeting in accordance with EPA community engagement requirements. The application is planned for submission on January 26 to provide a buffer for any technical issues prior to the January 28 EPA deadline.

Sarah Weppner (Alta Group) reviewed the EPA Brownfields narrative structure and identified narrative elements requiring District input. These include a summary of previous community outreach, documentation of future public engagement strategies, socioeconomic and vulnerable-population indicators, evidence of alignment with the Wallace Comprehensive Plan, and documentation of matching funds and in-kind support. She emphasized that Brownfields funding is restricted to cleanup activities, including abatement of hazardous building materials and environmentally compliant structure removal, and does not support construction or redevelopment components.

DEQ staff reviewed the federal requirement to document and respond to all public comments received, noting that comments must be logged, responded to in writing, and included as an attachment to the final application. The Board discussed procedures for the January 12 meeting, including audio recording, near-verbatim transcription of comments, and preparation of a comment/response log for submission through Grants.gov.

Trustee Mary Rehnborg provided an update on post-cleanup considerations and confirmed that once the existing structure is removed, the parcel will fall under Institutional Controls Program protocols. She noted the potential for the site to be designated as a controlled fill location, which may allow the Coeur d'Alene Trust to install an engineered cap or approved clean-soil surface consistent with long-term reuse. This could reduce post-cleanup costs and establish a compliant base for future community improvements.

Discussion included:

- Clarification of allowable Brownfields cleanup activities, including hazardous material abatement and removal of the existing compromised structure, and the distinction between cleanup funding and future redevelopment financing.
- Coordination between the District, DEQ, ICP, and Alta to ensure alignment with regulatory requirements and local planning objectives.
- Review of the District's set-aside of more than \$300,000 and opportunities to leverage these funds for matching requirements in subsequent grants.

- Potential in-kind support from local contractors, material suppliers, and community groups to supplement cleanup and future site preparation.
- The need for letters of support from city leadership, Planning & Zoning/Historic
- Preservation, and additional civic partners to strengthen the application.
- Website transparency requirements, including creation of a clearly labeled grant folder accessible from the main documents section of the District website.

Additional discussion included concerns raised by recent structural engineering observations, noting visible wall bulging, frame distortion, and instability that increase safety and liability risks if cleanup activities are not completed in a timely manner. The Board also reviewed procedures to ensure accurate public comment documentation during the January 12 meeting, including audio recording and dual note-taking to comply with EPA requirements for near-verbatim capture and written response. DEQ confirmed it will complete its threshold criteria review and issue the required acknowledgment letter following the first of the year. Alta Group verified that District access to SAM.gov and Grants.gov is current, ensuring technical readiness for final submission. ICP staff discussed how the site may qualify as a controlled fill location after cleanup, allowing the Coeur d'Alene Trust to design an engineered cap or clean-soil surface consistent with future community use. These elements strengthen the District's demonstration of readiness, capacity, interagency coordination, and long-term stewardship planning.

Consensus was reached that the District is on schedule to meet all statutory notice, posting, and comment requirements and is positioned to complete a competitive Brownfields Cleanup Grant application once requested narrative inputs are submitted by January 6. Todd Howard and Beatrice Conley will coordinate website posting and final submission on January 26, pending acknowledgment of the grant item during the January 12 Board meeting.

The voice recording of this planning session will be retained as part of the grant documentation file to support accuracy, transparency, and compliance with federal communication standards.

No Board action was taken; this session was informational and preparatory only.

Meeting adjourned at 11:17 AM.


Board Chairman


Clerk