

Areas of Expertise

- Environmental due diligence review for loan origination, workouts, and foreclosures
- Liability assessment for real property financial transactions.
- Contaminated property risk analysis
- Owned property environmental management
- Environmental risk management policy

Years of Experience

- 30

Education

- MBA, Technology Management/2000/University of Phoenix, Phoenix, AZ
- BS/Chemistry/1989/Southeast Missouri State University, Cape Girardeau, MO

Summary of Project Experience

- Environmental risk review of due diligence materials for a diverse array of commercial real property financing transactions and foreclosures throughout the United States for major lenders. This has included development of narrative analyses of environmental risk and recommendations in accordance with lender policy for loan closures and foreclosures.
- Specialty technical review of properties with known environmental issues for loan and foreclosure transactions. These reviews have included assessment of Phase I and II Environmental Site Assessments, Remedial Action Plans, Risk Assessments, and Regulatory Agency documentation, as well as direct consultation with borrowers, lenders, and their consultants to characterize risks associated with proposed financing or ownership.
- Inspection of a range of properties for pre- and post-foreclosure approvals and actions. The inspections include an assessment of environmental concerns, security and maintenance needs, and costs to cover the anticipated duration of ownership. Assessed properties included hotels in Arizona and California, a plating operation in New York, and a restaurant in Texas.
- Management of maintenance and environmental regulatory compliance associated with facility closures at a garment manufacturer in Kentucky and a mental health facility in Michigan. This included coordination of trash removal, waste disposal, permit transfers, and required disclosures to prepare properties for ownership and sale.
- Management of environmental oversight and regulatory negotiations for a portfolio of four

LIZZ BARRINGER LAGOMARSINO

Principal

Overview

Ms. Barringer Lagomarsino has over 30 years of professional experience in environmental management in industrial, analytical laboratory, and project management settings. Ms. Barringer Lagomarsino has provided high level environmental risk review services to real estate and financial institutions since 1997.



- automobile maintenance and fueling facilities in Oahu, Hawaii. This included groundwater monitoring reporting, well maintenance, and well closures.
- Development of a variety of policies, standards, and protocols for environmental diligence for lenders.
- Technical oversight and project management for decontamination, disassembly, inventorying, packing, and shipping of repossessed semiconductor equipment. Detailed inventory/documentation enabled quick sale and successful redeployment of sensitive equipment.
- Oversight of selection, installation, and implementation of laboratory information management System (LIMS) for streamlining of data management and report production.
- Technical support to laboratory and QA/QC supervision to facilitate successful laboratory audits.
- Management of waste streams, disposal, and reporting (including Form R) for industrial processing plant, including maintenance of plating chemistry and chemical inventories. Oversaw RCRA, OSHA, DOT, EPCRA, and Health and Safety Programs resulting in an annual “no lost time” safety record.
- Co-management of team to successfully install and initiate operation of a 150 gallon per minute microfiltration wastewater treatment system. System included cyanide destruction and heavy metal precipitation. Installation, testing, and troubleshooting of equipment was completed on schedule with no lost production.
- Resolution of ongoing problem of black oxidation spots on brass parts with a low cost non-hazardous plating bath chemical adjustment resulting in accolades from management and marketing.

Professional Societies/Affiliations

- Lambda Alpha International, Honorary Society for the Advancement of Land Economics (2016-present)
- Environmental Bankers Association (Member since 1997)/Board of Governors (2002-2004)

Publications/Presentations

- Technical Presentation at Environmental Bankers Association Annual Meeting, 2020– The High Cost of Low Quality
- Technical Presentation at Environmental Bankers Association Annual Meeting, 2016– Is it a REC?
- Technical Presentation at Environmental Bankers Association Annual Meeting, 2012– Demystifying Environmental Data and Its Role in Environmental Risk Determinations.
- Technical Presentation at Environmental Bankers Association Annual Meeting, 2008 – Perspectives on Environmental Assessments: Balancing Technical Needs with Business Factors.
- Panel Presentation Moderator, EPA Brownfields 2005 - Tackling Imperfect Due Diligence for Winning Transactions: Filling in the Blanks to Meet Bank Requirements.
- Technical Presentation at the City of Phoenix Brownfields Conference, 2004 – All Appropriate Inquiry
- Paper - Environmental Policy—Having One Can Minimize Losses and the Cost of Business. Co-Author, Published by Environmental Data Resources, Inc., December 2004.
- Valley Forward, Environmental Excellence Awards, Award of Merit Winner, Environmental Education (Chem-Dabra, Chemistry Magic Shows performed for after school programs) – 2001.
- Technical Presentation at Environmental Bankers Association Annual Meeting, 2000 – Lender Concerns in the Plating Industry.

Chronology

- 2017 – Current: Lagomarsino Planning + Management, Principal, Sacramento, CA
- 2015 – 2017: AKT Peerless, Vice President, Environmental Risk Management, Sacramento, CA
- 2004-2014: Barringer Management, President, Phoenix, AZ/Sacramento, CA
- 1997 – 2004: FINOVA Capital Corporation, Senior Environmental Analyst, Scottsdale, AZ
- 1994 – 1997: Technical Services Representative, McKenzie Laboratories, Phoenix, AZ
- 1991 – 1994: Cooper Industries, Bussmann Fuse Division, Plant Chemist/Environmental Coordinator, St. Louis, MO
- 1990 – 1991: SCI Environmental, Laboratory Manager, St. Louis, MO

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