



South Central Dakota Regional Council

R-08-26-A-010

429 2nd St SW, Suite 208 | PO Box 903 | Jamestown, ND 58402-0903 | Phone: 701-952-8050

1. Applicant Identification

South Central Dakota Regional Council (SCDRC)
429 2nd Street, SW
PO Box 903
Jamestown, ND 58402

2. Website URL: www.scdrc.org

3. Funding Requested

- a. Assessment Grant Type: Community-wide
- b. Federal Funds Requested: \$500,000

4. Location

a) Valley City; b) Barnes, Dickey, Foster, Griggs, LaMoure, Logan, McIntosh, Stutsman, and Wells Counties (nine-county region); c) North Dakota

5. Target Area and Priority Site Information

Target area: Census tracts 38003968200 and 38003968300

Priority site information:

- Tourist Park Campground, 675 East Main Street, Valley City, ND 58072
- Service Center and Superintendent's Building, 126 & 136 4th Avenue SE, Valley City, ND 58072
- Garbage Shack, 446 E Main Street, Valley City, ND 58072
- Vandrovec Storage Building, 169 4th Avenue SE, Valley City, ND 58072

6. Contacts

a. Project Director

Ms. Traci Redlin, SCDRC Executive Director
701-952-8050
tredlin@scdrc.org
PO Box 903
Jamestown, ND 58402

Chief Executive/Highest Ranking Elected Official

Ms. Vicky Lovell, President SCDRC
701-490-0203
vlovell@barnescounty.us
Barnes County Government
3241 104 Avenue SE
Sanborn, ND 58480



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7. Population

Valley City, ND: 6,554 (US Census: 2019–2023 American Community Survey)

8. Other Factors

Other Factors	Page #
Community population is 15,000 or less.	1, 4
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The priority site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	2
The priority site(s) is in a federally designated flood plain.	2, 5, 6
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	4
The reuse of the priority site(s) will incorporate energy efficiency measures.	4
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	3, 4
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 3.A.(2), for priority site(s) within the target area(s).	8, 9
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	N/A

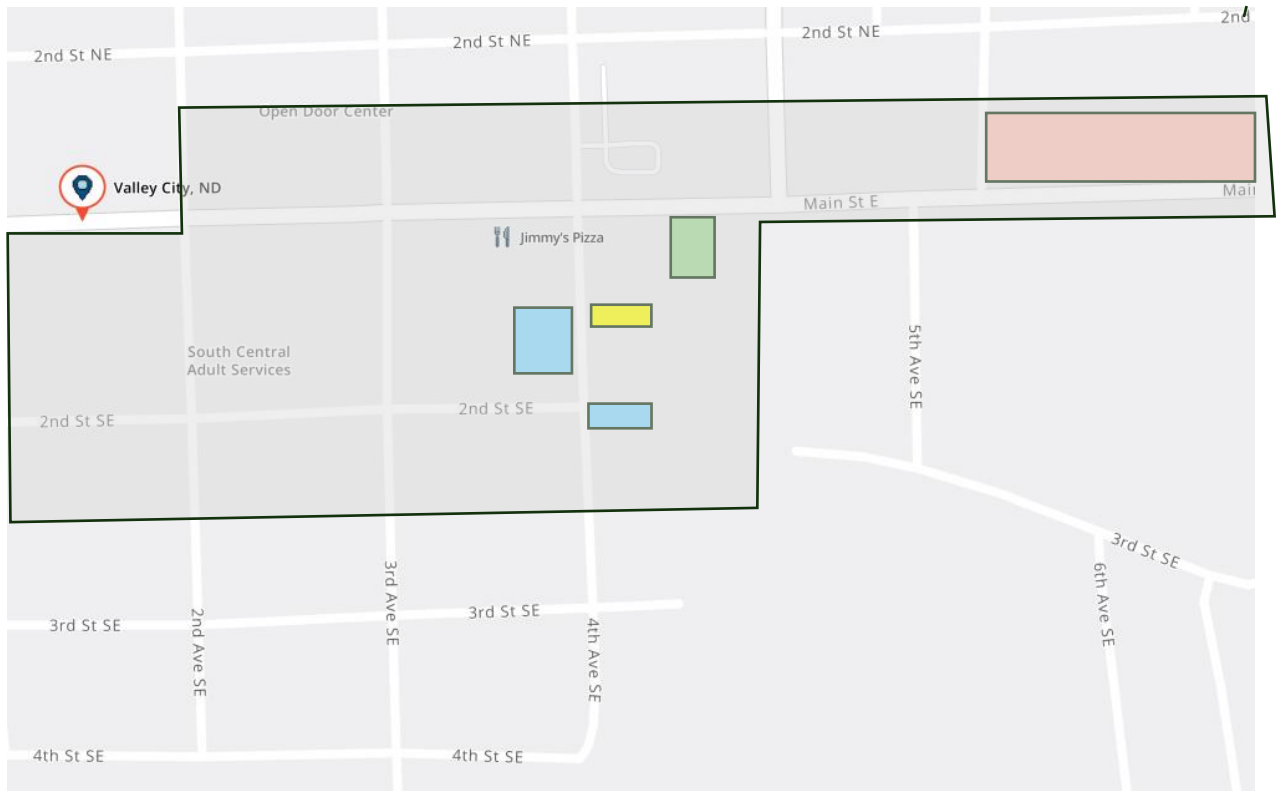
9. Letter from the State or Tribal Environmental Authority

See attached.





10. Releasing Copies of Applications

Not Applicable.

South Central Dakota Regional Council Brownfield Grant Target Area



Priority Sites

-  Tourist Park Campground
-  Service Center and Superintendent's Building
-  Garbage Shack
-  Vandrovec Storage Building

-  **Main Street East Corridor**

Brownfields Program - South Central Regional Council

December 30, 2025

South Central Regional Council
429 2nd St SW #208
Jamestown, ND 58401

Subject: Letter of Support

To whom it may concern,

The North Dakota Department of Environmental Quality ("NDDEQ") has received notification that the South-Central Regional Council (the "Applicant") is seeking consideration for a community-wide competitive Brownfields assessment grant. The Applicant serves an area including nine mostly rural North Dakota counties with a total population of approximately 55,163 residents with planning and project implementation designed to promote economic development.

The expected priority projects include city-owned buildings in Valley City, as well as a campground that is near a railroad corridor. Additional projects are expected to be identified, with a focus on completing asbestos and lead-based paint assessments of mixed-use buildings.

The NDDEQ supports the Applicant's effort to identify areas of concern within the affected communities. Please contact me at dahall@nd.gov or 701-328-5166 with any questions or comments.

Sincerely,



Derek Hall, Brownfields Coordinator
Brownfields State Response Program
Division of Waste Management



1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields. a. Overview of Brownfield Challenges and Description of Target Area: The South Central Dakota Regional Council (SCDRC) serves a nine-county region in South Central North Dakota, encompassing **Barnes, Dickey, Foster, Griggs, LaMoure, Logan, McIntosh, Stutsman, and Wells Counties**. This area, rich in agricultural and industrial history, developed rapidly in the late 19th century with the expansion of the railroad. Rail lines and depots, particularly in Stutsman and Barnes Counties, spurred economic growth, leading to the establishment of grain elevators, mills, food processing plants, and manufacturing facilities throughout the region. However, the prosperity of the “Dakota Boom” was short-lived (less than a decade). Severe droughts and economic downturns led to widespread business closures and population decline. As residents left in search of employment, many properties were abandoned, leaving behind a legacy of vacancies and **brownfield challenges**. Today, these abandoned properties are daily reminders of lost opportunity, representing places where new businesses hesitate to invest and hopes for renewal are held back by environmental uncertainty. These sites are often contaminated with **herbicides, pesticides, heavy metals, petroleum products, and organic compounds**, byproducts of decades of agricultural, industrial, and railroad activity. The environmental and health risks associated with these contaminants continue to burden the region’s communities. Today, the region faces persistent challenges including stagnant population growth, aging infrastructure, a limited tax base that hinders redevelopment, and recurring flooding.

The **geographic boundaries** for this grant are the areas encompassed by the nine-county region. The target area for this grant is **Valley City (the City)**, located in Barnes County and home to 6,554 residents.¹ **Economic hardship shows in the median household income of \$56,132 (US \$78,538) and over 16% of residents living below the poverty line**, indicating that many residents face financial constraints and limited resources for revitalization.¹ The City includes two census tracts (38003968200 and 38003968300) and represents a microcosm of the region’s broader challenges. The City contains numerous abandoned and deteriorating properties, including former mills, machine shops, dry cleaners, and blacksmithing operations. These sites contribute to blight, limit economic opportunity, and pose environmental risks. These challenges disproportionately affect the sensitive populations present in the area, including the **48% who are children and the elderly (US 42%)**.¹ Through this grant, SCDRC seeks to assess and prioritize potential properties for cleanup and reuse. The funding will support efforts to transform these sites into assets that promote tourism, create jobs, and expand greenspace, ultimately revitalizing the City and setting a model for redevelopment across the region.

b. Description of the Priority Brownfield Site(s): A preliminary windshield survey conducted by the SCDRC identified **more than a dozen** potential brownfield properties in the City. These sites pose environmental and public health risks due to suspected **asbestos-containing materials (ACM), lead-based paint (LBP)**, and manufacturing and dry-cleaning chemicals. Records from the North Dakota Department of Environmental Quality (NDDEQ) document approximately **10 sites within the target area with known contaminant releases**, including diesel spills, natural gas pipeline ruptures, and agricultural chemical incidents. The priority sites identified for assessment are all **located within a half-mile stretch along the Main Street East corridor** in the City. This corridor is surrounded by residential areas, churches, and schools. It is also home to several deteriorated and underused properties that present both environmental concerns and significant redevelopment potential. The following priority sites have been selected by SCDRC due to their proximity to residents and their redevelopment potential.

¹ US Census 2019–2023 American Community Survey



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The first priority site is the 5-acre **Tourist Park Campground (TPC)**. This site has operated since 1921 and is recognized as the oldest campground in North Dakota. It includes 27 campsites with water, sewer, and electrical hookups, and a deteriorating cinder-block bathhouse suspected to contain ACM. The site borders the Sheyenne River to the east and a raised railroad berm to the west, which historically supported heavy coal transport and is suspected to be a source of petroleum products, polycyclic aromatic hydrocarbons (PAHs), and heavy metals. The campground is located within a FEMA-designated floodway, limiting redevelopment options. However, the site remains vital to the community as a seasonal housing option for construction workers and a venue for community events. Planned improvements include the removal of the railroad berm and construction of a new bathhouse, both of which require environmental assessment. Valley City Parks and Recreation, the site owner, has granted access for assessment.

The second priority site is the **Service Center and Superintendent's Building (SCSB)**, located off Main Street East. This 0.24-acre property includes two aging brick structures: a two-story, 6,700-square-foot building constructed in 1928, and a one-story, 5,400-square-foot service center built in 1958. Both buildings are visibly deteriorated, with poor insulation and weathered windows, and likely contain ACM and LBP due to their age. The site is surrounded by residential and commercial properties and is highly visible and pedestrian accessible. The City owns the site, has granted access for assessment, and plans to redevelop the property into mixed-use commercial space to generate jobs and stimulate economic activity in the heart of the community.

The third priority site is known as the **Garbage Shack**. This 0.4 acre property hosts a 3,120-square-foot brick building built in 1921, with significant structural damage, including cracks in the brick walls and water intrusion during heavy rains. Due to age, the building is assumed to contain ACM and other environmental contaminants. Historical use of the site includes diesel generator storage. Underground diesel tanks were removed approximately 25 years ago. The building is currently used for storage and is owned by the City, who has granted access. Redevelopment plans are under consideration, including possible greenspace projects to benefit the surrounding community.

The fourth priority site is the **Vandrovec Storage Building** near the eastern end of the corridor. This 0.24-acre site includes a 4,000-square-foot brick structure with a steel-over-asphalt roof, built in 1950. The building has visible cracks in the exterior walls and is currently used for garage and warehouse storage. Historical uses include a dry-cleaning business (1950–1985), a TV repair shop (1985–1995), and contractor storage (1995–2020). Due to its age, the building is assumed to contain ACM. Additionally, the former dry-cleaning operations likely introduced contaminants such as perchloroethylene (PCE) and associated volatile organic compounds (VOCs), which are common by-products of dry-cleaning processes and pose potential risks to soil and groundwater. The site is owned by the City, which has granted access for assessment. Redevelopment plans are being explored, and funding from this grant application will allow for EPA-allowed planning activities for the site to take place with community involvement.

c. Identifying Additional Sites: SCDRC will collaborate with residents and community partners to create a tool for identifying and prioritizing brownfield sites within the target area. Properties will be evaluated using municipal records, planning authority input, site inspections, and census data to ensure areas of greatest socioeconomic need are considered. Sites will be ranked based on barriers to revitalization, anticipated community and economic benefits, readiness for redevelopment, and consistency with local plans. After addressing the priority sites, remaining funds will be used to apply this same process to additional sites that most benefit vulnerable populations across SCDRC's geographic boundary.



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Revitalization of the Target Area. d. Reuse Strategy and Alignment with Revitalization Plans:

The SCDRC, in collaboration with regional and local partners, developed the **Comprehensive Economic Development Strategy (CEDS) 2024–2028** to guide economic growth, infrastructure investment, and quality-of-life improvements across its nine-county service area. The City also adopted the **Valley City 2045 Comprehensive Plan**, which outlines long-term goals for land use, greenspace, and community development. The reuse strategy for the **TPC priority site** aligns with both plans’ goals to enhance recreational infrastructure and preserve greenspace. The CEDS plan identifies tourism and outdoor recreation as key economic drivers, and the 2045 Plan calls for increased investment in parks and flood-resilient public spaces. Redevelopment of TPC will maintain its historic campground role while improving amenities, expanding capacity, and removing environmental barriers such as the adjacent railroad berm. These improvements will support seasonal housing needs, community events, and long-term recreational use, consistent with the **2045 Plan’s vision for “a connected system of parks and open spaces that serve all residents.”** The **SCSB priority site** will be redeveloped into mixed-use commercial space, supporting the **CEDS goal to “retain existing jobs and attract new employment opportunities”** through strategic redevelopment. The site’s location along the main thoroughfare and its proximity to a newly constructed flood wall make it ideal for business investment. The 2045 Plan identifies this corridor as a priority area for revitalization, with goals to “enhance downtown vitality,” “support infill development,” and “improve pedestrian access and aesthetics.”

The **Garbage Shack and Vandrovec Storage Building priority sites** will be assessed for potential reuse as greenspace and/or community spaces in alignment with both plans’ emphasis on community-serving redevelopment. The 2045 Plan encourages the conversion of vacant or underused properties into spaces that “**enhance livability and environmental sustainability,**” while the CEDS promotes projects that “**preserve the quality of place**” and “**improve infrastructure to support community resilience.**” These sites, located in highly visible areas and surrounded by residential neighborhoods, offer opportunities to reduce blight, improve environmental conditions, and create accessible public amenities.

e. Outcomes and Benefits of Reuse Strategy: The revitalization of the City’s Main Street East Corridor will generate a wide range of **economic and noneconomic benefits** for the community. From an economic standpoint, the redevelopment of these sites will **stimulate job creation, attract new investment, and support local businesses.** Improvements to the **TPC priority site** will enhance the tourism infrastructure by expanding and modernizing campground facilities. These upgrades will draw more seasonal visitors, support community events, and create jobs in construction, hospitality, and maintenance. The **SCSB priority site** will be converted into mixed-use commercial space, generating new employment opportunities and encouraging business development in a highly visible and accessible location. The adjacent flood wall will reduce flood risk and insurance costs, making the site more attractive for long-term investment. Redevelopment of the **Garbage Shack and Vandrovec Storage priority sites** will support public-facing projects and greenspace development, which will improve the corridor’s visual appeal, increase foot traffic, and enhance the marketability of surrounding properties. Collectively, these projects will contribute to increased property values and align with the economic development goals outlined in the 2045 Plan and the CEDS plan.

The reuse of these sites will also provide substantial noneconomic benefits that **improve public health, safety, resilience to extreme weather, and quality of life.** Environmental assessments and subsequent cleanup will address potential hazards, and by removing these risks, will protect sensitive populations and reduce long-term environmental liabilities. The expanded greenspace at



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TPC will offer new recreational opportunities and will include infrastructure upgrades, reducing vulnerability to recurring flooding. Redevelopment of the **SCSB site** will improve accessibility and aesthetics along the main thoroughfare, while the reuse of the **Garbage Shack and Vandrovec sites** will provide safe, welcoming spaces that serve the public. Transforming blighted properties into greenspace and public amenities will further enhance stormwater management, reduce runoff, and create safer gathering spaces for residents during emergencies.

To build a resilient community that will benefit residents, the SCDRC will work to ensure developers are using **energy-efficient measures** in their designs, promote sustainability, and encourage use of **renewable energy like solar lighting or wind energy**. A Brownfield Revitalization Plan has been budgeted in this grant and will include how to **improve local resilience to the impacts of extreme weather events and natural disasters (such as flooding)** the target area might face in the future, to ensure developments remain focused on the goal of resilient reuse for generations to come.

Strategy for Leveraging Resources. f. Resources Needed for Site Reuse: SCDRC, as a quasi-governmental entity, is eligible to pursue county, state, and federal funding sources to support the reuse of brownfield sites. **Community Development Block Grant (CDBG)** funds are available and will be pursued to support removal of blight, the of deteriorated structures, and infrastructure improvements necessary for site reuse. The **State of North Dakota’s Brownfields Program** also offers funding for additional environmental assessments, which will complement the work supported by this EPA Assessment Grant. Once environmental assessments are complete, SCDRC plans to apply for **EPA Brownfield Cleanup Grants** and access EPA Revolving Loan Funds (RLF) to assist with further assessment and remediation activities throughout the region.

g. Use of Existing Infrastructure: Currently, the existing infrastructure (water, roads, sidewalks, power, buildings) throughout the target area and at all four priority sites is sufficient for redevelopment. Should additional infrastructure upgrades become necessary, SCDRC will pursue state and federal funding sources to ensure all improvements meet community needs and support long-term sustainability.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need. a. The Community’s Need for Funding: Revitalizing the SCDRC region’s distressed areas, starting with Valley City, is the first step in creating a new future for its communities. Economic indicators of this **small community (population 6,554)** illustrate the need for federal support. The target area’s **per capita income of \$35,280 (US \$43,289) and median family income of \$88,114 (US \$96,922) are well below national levels.**² One of the primary barriers to local investment in brownfield assessment is the **City’s limited tax base**. Low household incomes result in lower property and sales tax revenues, which restrict the City’s ability to fund infrastructure improvements, environmental assessments, or redevelopment initiatives.

The SCDRC is a nonprofit regional council of governments that operates on funding from grants and state allocations; therefore, it does not have funding to perform assessments on its own for the target area. Changing economic times, flooding, drought, and a downturn in the economy have led to a decrease in farming, agricultural activities, and livestock sales, resulting in a drop in household incomes. With no additional funding for assessments, residents will continue to endure the negative health effects and blight currently plaguing the target area. Brownfield Grant funding will allow the SCDRC to provide resources, identify environmental hazards, and revitalize the target area, creating a brighter future for the community.

² US Census 2019–2023 American Community Survey.



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b. Health or Welfare of Sensitive Populations: The target area includes several sensitive populations, including **youth, elderly, American Indian, and those living in poverty**. The target area's American Indian population is twice the national average at 1.7%.³ The target area's **high percentage (48%) of youth and elderly (US 42%)** shows the vulnerability of this sensitive population.³ This demographic also represents a significant portion of residents who are not active in the workforce or contributing to the local tax base, further straining community resources and limiting economic growth. Poverty remains a growing concern with **16% of all people (US 13%) and 20% of those younger than age 18 (US 16%) living below the poverty line**.³ Welfare issues in the target area include a high crime rate. The City has the **9th highest crime rate** in the state.⁴ Studies show that reducing blight and increasing economic opportunity lead to lower crime rates and improved neighborhood safety.⁵

Community health issues can be improved, and **heart disease and obesity** can be diminished by expanding the existing camp area at the **TPC priority site** and providing healthy recreational activities and greenspaces at the **Vandrovec Storage Building and Garbage Shack sites**. Within the state, heart disease and stroke are the leading causes of death. Heart attack rates for rural areas of ND are 6% versus 4% in urban areas, with Barnes County at 7%.⁶ Funding from the EPA that allows for the safe redevelopment of the **priority sites** can improve the overall public health of this distressed area by encouraging **outdoor recreation and physical activity**.

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: Sensitive populations can face more significant risks of disease and health conditions such as **cancer and asthma** due to conditions present at brownfield sites. A significant portion of the target area is either in the FEMA "Floodway" or "100-year Flood Plain," where blight is common, leading to long-term health issues due to exposure to contaminants. The target area is in the **68th percentile for LBP** and the **79th percentile for Underground Storage Tanks (USTs)**, creating a sense of urgency for assessing potential brownfield sites.⁷

The target area ranks in the **60th percentile for asthma and 79th percentile for cancer risks**.⁷ Contaminants at the priority sites such as LBP and ACM are linked to severe health and developmental issues, such as asthma, cancer, and birth defects. The **cancer rate in Barnes County (target-area data not available) is higher than the state average at 446 people per 100K having cancer** (state 432 per 100k).⁸ **Asthma prevalence rates in Barnes County adults is at 11% of the population, (US 8%)**.⁹ In the state, **1 in 5 infant deaths is due to birth defects**, often attributable to contaminant exposure to brownfield properties.¹⁰ The risk for disease and health conditions within the target area's sensitive populations continues to increase as blighted, vacant sites sit idle. Without EPA grant funding for site assessments, the SCDRC will be unable to identify potential contaminants that increase the risks of these health conditions.

d. Economically Impoverished/Disproportionately Impacted Populations: The target area includes populations experiencing persistent economic hardship and elevated environmental risks. Sensitive populations include families experiencing **poverty, youth and elderly** residents, and **American Indian** populations. These residents are **disproportionately impacted** due to historic patterns of disinvestment and land-use decisions that concentrated industrial and commercial activity near residential neighborhoods and flood-prone areas. These systemic factors have

³ US Census 2019–2023 American Community Survey

⁴ <https://us1033.com/these-are-the-10-most-violent-cities-in-north-dakota-for-2023>

⁵ <https://www.brookings.edu/articles/the-path-to-public-safety-requires-economic-opportunity>

⁶ <https://www.lhs.nd.gov/health/community/nd-heart-disease-stroke-prevention>

⁷ Environmental and Residential Population Indicators <https://tinyurl.com/2p7jz5bx>

⁸ State Cancer Profiles - Incidence Rates Table – ND.

⁹ American Lung Association – Barnes County ND.

¹⁰ March of Dimes.org - Birthdefects-stateprofile-NorthDakota.pdf.



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resulted in blight, deteriorated infrastructure, and increased exposure to contaminants, particularly in areas within the FEMA Floodway and 100-year Flood Plain. National research confirms that communities with limited economic influence often bear a greater share of environmental burdens, including contamination and degraded infrastructure.¹¹ By focusing assessment and redevelopment efforts in areas with the highest concentration of poverty and environmental risk, the project will ensure that the benefits of revitalization reach those most in need. This grant will help identify and reduce these threats by funding environmental assessments that pinpoint contamination and inform safe, community-driven reuse plans.

Community Engagement. e. Project Involvement & f. Project Roles:

Name of organization & mission	Point of contact	Specific involvement in the project or assistance provided
Valley City Tourism (VCT): Promotes tourism in the City	Macy Schlaht macy@vcparks.com	Assistance/Decision Making: community education and outreach
Valley City Parks & Rec (VCPR): Provides programs and activities for all ages in the City	Tyler Jacobsen Tyler@vcparks.com	Assistance/Decision Making: meeting space, site reuse planning, and community engagement and outreach
Valley City – Barnes County Development Corporation (BCDC): Improves the quality of life in the county by supporting growth and career opportunities	Jennifer Feist Jennifer@developvcbcdc.com	Assistance/Decision Making: site identification, site reuse, and marketing assessed sites to interested developers for revitalization
Foundation for Agricultural and Rural Resources Management and Sustainability (FARRMS): Educates and develops social and economic connections to empower regional farmers	Stephanie Blumhagen sblumhagen@farrms.org	Assistance/Decision Making: site prioritization, site reuse/redevelopment, and site identification
Open Door Center: A private not-for-profit corporation that provides day and residential services to individuals with intellectual disabilities, traumatic brain injury, and mental illness	Tracey Zaun, Director; tracey.zaun@odcvc.com	Assistance/Decision Making: community education and outreach, site identification
Thundering Saints: To raise funds for individuals diagnosed with cancer and for organizations that support cancer patients or promote cancer research.	Rocky Gable. thundering.saints@yahoo.com	Assistance/Decision Making: community education and outreach, site identification

g. **Incorporating Community Input:** The SCDRC and its community members understand the need for community input to run a successful Brownfield Program, and in the fall of 2024 and in the winter of 2025 it announced its intention of applying for a Brownfield Community-wide Assessment Grant. SCDRC Brownfield Project Team (BPT) shared their vision with the local communities and will continue to be transparent with the community and seek feedback throughout the project. They will engage residents and community partners in educational and project-update meetings as well as request their input on brownfield site identification and prioritization. Community input and suggestions will be documented during community meetings. Resident suggestions will be discussed during biannual brownfield team meetings, and responses will be posted on the Brownfield Program webpage. Target-area, resident-identified sites will be added to the inventory, evaluated with project-partner input and prioritized based on need, project goals, and the future land-use redevelopment plans. The comments and questions gathered from residents

¹¹ <https://doi.org/10.1016/j.worlddev.2023.106308>



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during meetings, especially those from those most affected by the project, will be addressed through the project webpage and at the regularly scheduled SCDRC meetings throughout the grant period. Project information will be offered through SCDRC and project-partner websites, social media, local/ regional publications, and distributed print material to ensure dispersal throughout the geographic area. A Brownfield Program webpage will be developed as part of this grant to allow residents access to periodic updates on the program’s status. A Community Involvement Plan (CIP) will also be created to outline the community engagement activities, schedule, project background, and key players. The CIP will be available for review in the SCDRC office and on the brownfield webpage. A Brownfield Program brochure explaining the program will be shared throughout the community at regularly scheduled council meetings held within the target areas and local libraries; these brochures will be especially helpful **for those residents without internet access**. The Program Director will provide project information during regularly scheduled monthly council meetings, the seven grant-funded community educational meetings, and charrettes/visioning sessions. To continue to promote community involvement, educational community outreach events will be conducted via virtual and in-person meetings, when applicable and available, to discuss the grant project.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

Description of Tasks/Activities and Outputs:

Task 1: Program Management	
a.	<i>Project Implementation: EPA Non-funded:</i> Utilizing its own funding, the SCDRC will procure an Environmental Contractor (EC) to assist with the Brownfield (BF) Grant project. The SCDRC’s BF Project Director will oversee grant implementation and administration to ensure compliance with the EPA Cooperative Agreement work plan, schedule, and terms and conditions. <i>EPA Funded:</i> The EC will assist in completing ACRES database reporting, yearly financial reporting, quarterly reporting, and additional programmatic support for the four-year term of the grant. The travel budget allows for two staff to attend three BF training conferences/workshops.
b.	<i>Anticipated Project Schedule:</i> Procure EC in Q1. ACRES & quarterly reporting begins in Q1 and continues throughout the grant. Annual reporting and forms created in Q5, Q9, Q13, and final closeout.
c.	<i>Task/Activity Lead:</i> SCDRC: Traci Redlin, Executive Director, BF Project Director
d.	<i>Outputs:</i> ACRES database reporting, 4 annual financial reports, 16 quarterly reports, programmatic support for the four-year grant period. Two staff to attend three conferences.
Task 2: Outreach & Inventory	
a.	<i>Project Implementation: EPA Funded:</i> CIP, outreach materials, BF webpage, and social media posts will be developed by the SCDRC’s BF Project Manager with assistance from the EC. SCDRC staff will lead the community/educational meetings discussing project plans and updates. The SCDRC’s BF Project Manager will work with target-area residents during outreach events to add to the site inventory. Identified abandoned and underused properties will be researched further by SCDRC staff using GIS and the property appraiser’s website. EC will work with SCDRC staff to create an evaluation ranking tool to determine the order the sites will be addressed. Supplies: printing of outreach materials (brochures/handouts) and office supplies to manage the grant.
b.	<i>Anticipated Project Schedule:</i> CIP created in Q1. Community/educational meetings held Q1 & Q3 in Y1–3 and Q2 in Y4. BF webpage and outreach materials created in Q1 and posted throughout the grant project. Meeting held in Q1 will continue the preliminary inventory process. Evaluation ranking process begins in Q2 and continues throughout the grant.
c.	<i>Task/Activity Lead:</i> SCDRC: Jennifer Schultes, BF Project Manager
d.	<i>Outputs:</i> CIP, BF webpage, 7 community/educational meetings, brochures/handouts, social media posts, summary of community meetings in EPA-required quarterly reports, evaluation ranking tool, site inventory list.
Task 3: Assessment	



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- a. *Project Implementation: EPA Funded:* The EC conducts Environmental Site Assessments (ESAs), starting with the priority sites listed in this application. ASTM-AAI-compliant Phase Is; Generic Quality Assurance Project Plan (QAPP); Phase IIs will include the Sampling and Analysis Plan (SAP). Prior to assessment, site access agreements and property eligibility determinations approval will be obtained. National Historic Preservation Act Section 106 consultations will be addressed when applicable.
- b. *Anticipated Project Schedule:* Assessments begin Q2 and continue throughout the grant project.
- c. *Task/Activity Lead:* The EC will implement the technical aspects of the project with oversight from the SCDRC Executive Director, Traci Redlin, BF Project Director.
- d. *Outputs:* 13 Phase I ESAs, 1 Generic QAPP, 6 Phase II ESAs including SAP, site access agreements, property eligibility determinations, Section 106 determinations (if applicable).

Task 4: Reuse Planning

- a. *Project Implementation: EPA Funded:* Projects identified for cleanup. The EC will prepare the Analysis for Brownfield Cleanup Alternatives (ABCA) and/or Cleanup Plans, which include evaluating cleanup alternatives, calculating cleanup costs, and determining site-appropriate remediation and/or reuse planning to reduce health/environmental risks. The EC will assist the SCDRC in hosting charrettes/visioning sessions. A planner will create the following EPA-approved planning documents: BF Revitalization Plan, Site Reuse Assessments, and Site Reuse Vision.
- b. *Anticipated Project Schedule:* Plans and charrettes begin in Q6 and will continue throughout the grant.
- c. *Task/Activity Lead:* The EC will implement the technical aspects of the project with oversight from the SCDRC BF Project Manager, Jennifer Schultes.
- d. *Outputs:* 3 ABCAs, 2 vision sessions, 2 Site Reuse Assessments, 1 BF Revitalization Plan, 1 Site Reuse Vision.

e. Cost Estimates: Below are the anticipated cost estimates for this project *based on past brownfield projects as determined by local market standards with contractual hourly rates based on the skills needed for the specific tasks.* The budget for this project includes travel, supplies, personnel, fringe, conference registration fees (other) and contractual costs only. No administrative costs are included in the budget.

Of the budget, 53% will be spent on site-specific work and 33% for area-wide planning activities. Personnel pay rates average \$61 per hour and fringe rate 25%.

Task 1 Program Management: Personnel (\$61/hr): \$5,978 (98 hrs). Fringe: \$1,495 (25% rate). Contractual: ACRES database reporting, yearly financial reporting, quarterly reporting, \$18,750 (125 hrs × \$150). Travel: 2 staff attend 3 conferences for a total of \$9,600 (flights at \$800, 2 nights in hotel at \$250/night, incidentals and per diem at \$100 per day × 3 days × 2 staff × 3 events). Other: Conference registration at \$1,500 (\$250 per event per person).

Task 2 Outreach & Inventory: Personnel (\$61/hr): CIP \$610 (10 hrs); BF webpage, outreach brochure/handouts, social media posts \$610 (10 hrs); 7 community/educational meetings \$4,270 (10 hrs per meeting to include preparation and execution; \$610 each meeting); site inventory management \$2,440 (40 hrs). Fringe: \$1,983 (25% rate). Contractual: CIP \$3,000 (20 hrs × \$150); BF webpage, outreach brochure/handouts, social media posts \$1,950 (13 hrs × \$150); 7 community/educational meetings \$8,400 (\$1,200 per mtg.; 8 hours per meeting to include preparation and execution × \$150); BF site inventory and evaluation ranking tool creation \$9,000 (60 hrs × \$150). Supplies: \$796 (\$300 [300 printouts at \$1 each]; \$300 [3 display board printouts at \$100 each]; pens, markers, paper \$196).

Task 3 Assessment: Personnel (\$61/hr): Report review \$1,220 (1 hr per report; 20 reports). Fringe: \$305 (25% rate). Contractual: 13 Phase I ESAs \$4,000 each for a total of \$52,000; 1 Generic QAPP \$6,500; 6 Phase II ESAs with SAPs at \$30,000 each for a total of \$180,000.

Task 4 Reuse Planning: Personnel (\$61/hr): vision sessions/charettes \$1,220 (20 hrs); report review \$854 (2 hrs/report; 7 reports). Fringe: \$519 (25% rate). Contractual: 3 ABCAs \$24,000



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(\$8,000 each); 2 vision sessions \$4,000 (\$2,000/meeting); 2 Site Reuse Assessments \$44,000 (\$22,000 each [Senior Planner: 35 hrs × \$200; PM Planner: 50 hrs × \$175; Support Personnel: 50 hrs × \$125]); 1 Site Reuse Vision \$35,000 (Senior Planner: 50 hrs × \$200; PM Planner: 100 hrs × \$175; Support Personnel: 60 hrs × \$125); 1 BF Revitalization Plan \$80,000 (Principal Planner: 100hrs × \$250; Senior Planner: 125 hrs × \$200; PM Planner: 100 hrs × \$175; Support Personnel: 100 hrs × \$125).

Category	Tasks				Totals
	Program Management	Outreach & Inventory	Assessment	Reuse Planning	
Personnel	\$5,978	\$7,930	\$1,220	\$2,074	\$17,202
Fringe	\$1,495	\$1,983	\$305	\$519	\$4,302
Travel	\$9,600				\$9,600
Supplies		\$796			\$796
Other	\$1,500				\$1,500
Contractual	\$18,750	\$22,350	\$238,500	\$187,000	\$466,600
Total Budget	\$37,323	\$33,060	\$240,025	\$189,593	\$500,000

f. Plan to Measure and Evaluate Environmental Progress and Results: To ensure this EPA Brownfield Project is on schedule, SCDRC’s internal Brownfield Project Team, including the EC, will meet quarterly to track project progress of outputs identified in 3.d. using an Excel spreadsheet and will submit quarterly reports to the EPA. Project expenditures and activities will be monitored to ensure completion within the four-year time frame. Site-specific information will be entered into the ACRES database. Key outputs to be tracked include the number of community meetings with neighborhoods, community groups, and community partners; public meetings; environmental assessments; ABCAs; and cleanup redevelopment plans. Key outcomes to be tracked include community participation, acres assessed, acres ready for reuse, leveraged redevelopment dollars, and jobs created. If project efficiency is inadequate, the SCDRC has countermeasures in place, including monthly calls with the EPA Project Officer and, if necessary, a Corrective Action Plan to get the project back on track.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability. a. Organizational Capacity, b. Organizational Structure, & c. Description of Key Staff: The South Central Dakota Regional Council (SCDRC) is a regional council of government, comprising 28 members, including city, county, and community leaders from the nine-county area. SCDRC staff are experienced and capable of federal and state level grant project management. They currently manage US Economic Development Administration (EDA) grants, as well as their own Revolving Loan Funds (RLF) for local economic development, Regional Workforce Impact Program grant funds, Community Development Block Grant, and a North Dakota Department of Agriculture Farmer’s Market and Growing Association Grant Program. Through these grant programs, the SCDRC assists its nine-county area in obtaining grants for employment solutions, low housing rehabilitation, economic development, and providing technical assistance services for community planning. The **Brownfield Project Team (BPT)** and their supporting staff are capable of successfully managing this Brownfield Grant.

Ms. Traci Redlin, SCDRC Executive Director, will serve as the **Brownfields Project Director**. Ms. Redlin has been the Executive Director of SCDRC since 2018 and is responsible for the management of the organization. Ms. Redlin has helped manage SCDRC’s two (non-EPA) RLF programs and is responsible for the oversight and completion of grant administrative and financial requirements. **Ms. Jennifer Schultes**, SCDRC’s Program Director since 2016, will serve as the



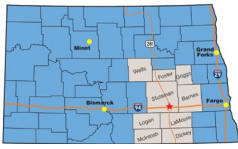
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Brownfields Project Manager and will be responsible for the management of the grant’s day-to-day activities. Ms. Schultes oversees the administration of federal, state, and foundation grant funding that the SCDRC manages and assists with client and jurisdictional leader relations. She is responsible for assisting in the maintenance of the Board and committees, as well as maintaining records, conducting correspondence, and producing social media and website material. **Ms. LeAnn Fuchs**, SCDRC Financial Director since 2019, will be the **Brownfields Finance Director**. Ms. Fuchs is responsible for fiscal management and submission of monthly finance statements to the Board. Ms. Fuchs has over 15 years of experience in accounting and owns her own accounting support services company for small businesses. She will be responsible for completing drawdowns through the ASAP system and financial oversight. An environmental contractor (EC) will be procured to provide technical assistance on the project.

d. Acquiring Additional Resources: SCDRC will hire a qualified EC to assist with the technical and reporting aspects of the Brownfield Community-wide Assessment Grant, in addition to any other contractors needed to complete the project. The hiring process will adhere to EPA’s “Professional Service” procurement guidelines and local contracting requirements. Throughout the project, SCDRC will acquire additional resources as needed to ensure successful completion.

Past Performance and Accomplishments. f. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Financial Assistance Agreements: (1) Purpose and Accomplishments: In 2009, SCDRC received a grant from the United States EDA in the amount of \$70,000 per year. This grant has been continuously renewed by the EDA on a three-year cycle since awarded. This grant has aided more than 300 different projects in planning and development services, technical assistance, information coordination, and program administration to facilitate the needs of local units of government in the areas of community development, economic development, and public infrastructure, and it serves all nine counties of the SCDRC. In 2025, SCDRC was awarded \$250,000 in legislative funding through North Dakota House Bill 1524. This appropriation enables the Department of Commerce to provide grants to regional planning councils for local and regional implementation of state-authorized programs. SCDRC has used these funds to support housing initiatives, workforce development, rural catalyst programs, and local food/grocery projects. The funding has allowed SCDRC to launch new resource development efforts, attract additional public and private investment, and expand program delivery across its service area. Key outcomes include the establishment of new partnerships, increased participation in state programs, and leveraged investments in local communities.

(2) Compliance with Grant Requirements: SCDRC has a history of compliance with grant work plans, schedules, and terms and conditions and has an excellent history of timely reporting with all award agencies. SCDRC manages grant activity schedules to ensure timely results and success. SCDRC is on schedule with the EDA grant and will remain in compliance with all grant aspects. The EDA grant has successfully been expended and closed out each grant year. For legislative appropriation, SCDRC has adhered to all program guidelines and legislative requirements, including timely reporting. SCDRC’s grant management procedures ensure that all financial and reporting requirements are met, and that projects are tracked using appropriate systems. The Brownfield Project Team will work together as a highly skilled and experienced team in grant administration and project management. Together, this team will ensure the efficient management of Brownfields grant activities and ensure compliance with all financial and reporting requirements, as well as tracking projects in ACRES.



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Threshold Criteria

1. Applicant Eligibility

- a. South Central Dakota Regional Council, ND (SCDRC), is eligible for the EPA Brownfields Community-wide Assessment Grant as a tax-exempt entity under section 501(c)(3) of the Internal Revenue Code. Please see attached documentation.
- b. SCDRC is not exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code.

2. Community Involvement

The SCDRC and its community members understand the need for community input to run a successful Brownfield Program, and in the fall of 2024 and winter 2025, it announced its intention of applying for a Brownfield Community-wide Assessment Grant. SCDRC Brownfield Project Team (BPT) shared their vision with the local communities and will continue to be transparent with the community and seek feedback throughout the project. They will engage residents and community partners in educational and project-update meetings as well as request their input on brownfield site identification and prioritization. Community input and suggestions will be documented during community meetings. Resident suggestions will be discussed during biannual brownfield team meetings, and responses will be posted on the Brownfield Program webpage. Target-area, resident-identified sites will be added to the inventory, evaluated with project-partner input and prioritized based on need, project goals, and the future land-use redevelopment plans. The comments and questions gathered from residents during meetings, especially those from those most affected by the project, will be addressed through the project webpage and at the regularly scheduled SCDRC meetings throughout the grant period. Project information will be offered through SCDRC and project-partner websites, social media, local/ regional publications, and distributed print material to ensure dispersal throughout the geographic area. A Brownfield Program webpage will be developed as part of this grant to allow residents access to periodic updates on the program's status. A Community Involvement Plan (CIP) will also be created to outline the community engagement activities, schedule, project background, and key players. The CIP will be available for review in the SCDRC office and on the brownfield webpage. A Brownfield Program brochure explaining the program will be shared throughout the community at regularly scheduled council meetings held within the target areas and local libraries; these brochures will be especially helpful **for those residents without internet access**. The Program Director will provide project information during regularly scheduled monthly council meetings, the seven grant-funded community educational meetings, and charrettes/visioning sessions. To continue to promote community involvement, educational community outreach events will be conducted via virtual and in-person meetings, when applicable and available, to discuss the grant project.

3. Expenditure of Existing Grant Funds

SCDRC affirms that they do not have an active EPA Brownfields Assessment Grant or Multipurpose Grant.

4. Contractors and Named Subrecipients

Not Applicable.