

Application Information Sheet

Snowy Mountain Development Corporation (SMDC) and its Coalition members, the Montana Business Assistance Connection (MBAC) and Prospera are pleased to submit this proposal for FY2026 Brownfields Coalition Assessment Grant funding. Below is the requested information.

1. **Applicant Identification:**

Snowy Mountain Development Corporation
507 W. Main Street
Lewistown, MT 59457

2. **Website URLs:** www.snowymountaindevelopment.com (lead)

www.mbac.biz (non-lead)

www.prosperamt.org (non-lead)

3. **Funding Requested:**

a. **Assessment Grant Type:** Assessment Coalition

b. **Federal Funds Requested:** \$1,500,000

4. **Location:** Non leads - Montana Business Assistance Connection (MBAC)

Location: Helena, Lewis & Clark County, MT

Geographic Boundary: CRDC Region and ED District of Lewis and Clark, Broadwater and Meagher Counties, MT

Prospera

Location: Bozeman, Gallatin County, Montana

Geographic Boundary: CRDC Region and ED District of Gallatin and Park Counties, MT

5. **Coalition Members' Target Areas and Priority Site Information: (Map Attached)**

Lead: Snowy Mountain Development Corporation (SMDC)

Target Area: Golden Valley, Fergus, Judith Basin, Musselshell, Petroleum, and Wheatland Counties, MT

Priority Target Area: City of Roundup, Downtown Corridor - Musselshell County

Non-Lead: Montana Business Assistance Connection (MBAC)

Target Area: Broadwater, Meager, and Lewis & Clark Counties, MT

Priority Site: RY Timber, 81 Mill Road, Townsend MT, 59644 - Broadwater County

Non-Lead: Prospera

Target Area: Park and Gallatin County, MT

Priority Target Area: City of Livingston, Urban Renewal District – Park County

6. **Contacts**

a. **Project Director:**

Tonya Garber
Redevelopment Director, SMDC
406-535-2591
garber@snowymountaindevelopment.com
507 W. Main Street
Lewistown, MT 59457

b. **Chief Executive/Highest Ranking Elected Official**

Sara Hudson
Executive Director, SMDC
406-535-2591
hudson@snowymountaindevelopment.com
507 W. Main Street
Lewistown, MT 59457

7. **Population**¹

- a. **SMDC** priority site, Roundup MT, Population 1,964
- b. **MBAC** priority site, Townsend MT, Population 2,232
- c. **Prospera** priority site, Livingston MT, Population 8,635

8. **Other Factors**

Page #

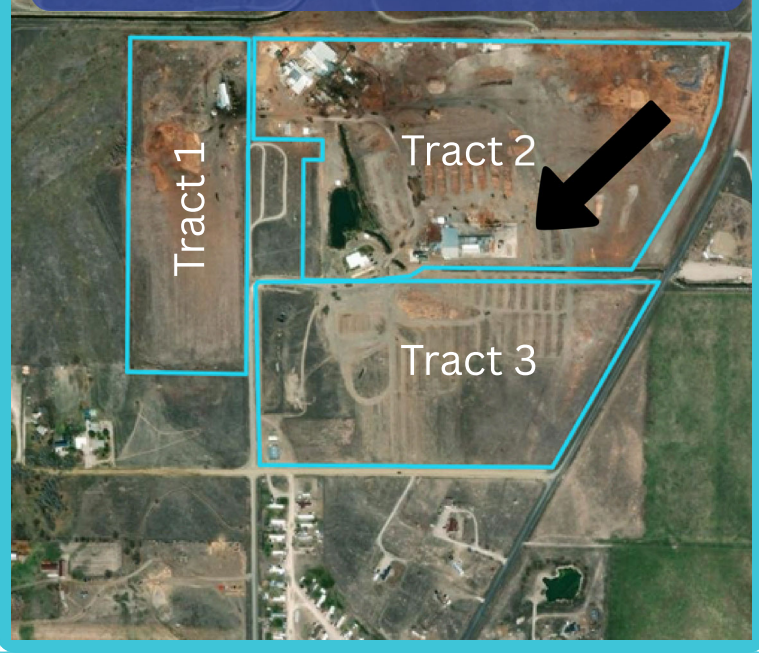
Community population is 15,000 or less.	2-3
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The priority site(s) is impacted by mine-scarred land.	2
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous 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.)	3
The priority site(s) is in a federally designated floodplain.	2
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.	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 sites within the target areas.	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 Attachment 1

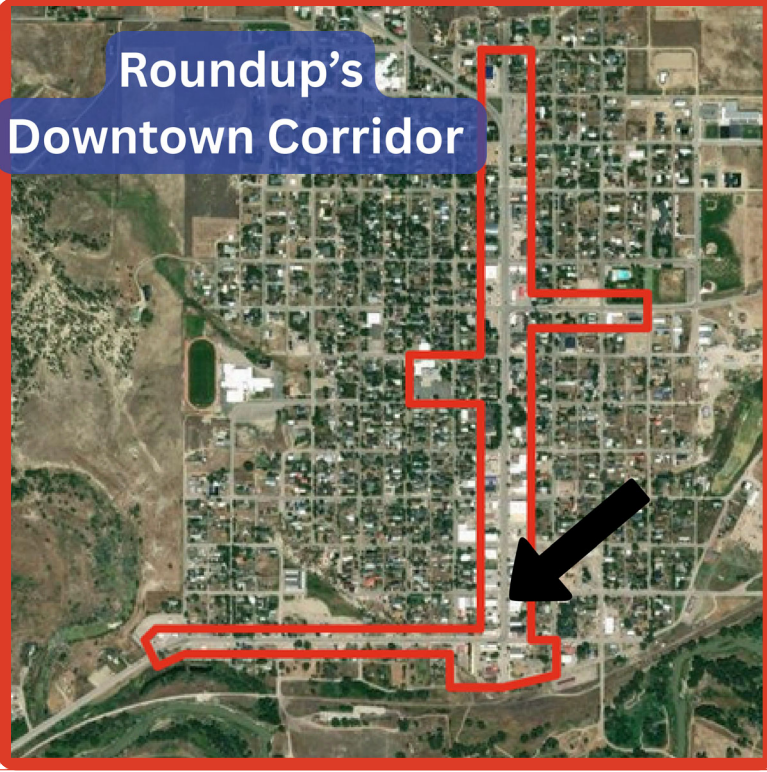
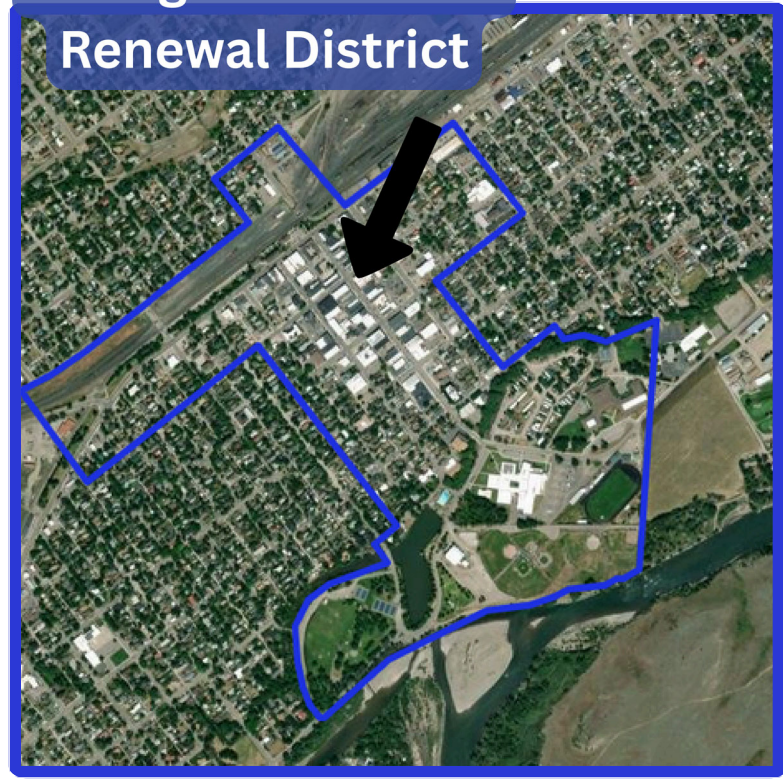
10. **Releasing Copies of Applications:** Not applicable

¹ <https://censusreporter.org/profiles>

RY Timber Site in Townsend



Livingston's Urban Renewal District





January 15, 2026

Sara Hudson
Executive Director
Snowy Mountain Development Corporation
507 W Main St.
Lewistown, MT 59457

RE: Letter of Acknowledgment: Snowy Mountain Development Corporation's Application
for a Brownfields Assessment Coalition Grant

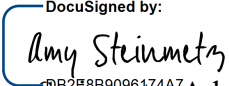
Dear Ms. Hudson,

I am writing to express Montana Department of Environmental Quality's (DEQ's) support for Snowy Mountain Development Corporation's efforts to obtain a U.S. Environmental Protection Agency Brownfields Assessment Coalition Grant.

I understand that the assessment grant funds will be used to assess hazardous substance and petroleum contaminated sites in an eleven-county area in central Montana. The eleven counties include Broadwater, Gallatin, Golden Valley Judith Basin, Fergus, Lewis and Clark, Meagher, Musselshell, Park, Petroleum, and Wheatland. DEQ understands that this funding is essential in Snowy Mountain Development Corporation's efforts in redeveloping Brownfields properties in your area. DEQ supports Brownfields efforts in Montana, and wishes to promote assessment and cleanup activities that allow contaminated properties to be put into productive and beneficial use.

If you have any questions or comments about hazardous substance or petroleum brownfield sites, please feel free to contact Jason Seyler at (406) 444-6447 or jseyler@mt.gov.

Sincerely,

DocuSigned by:

Amy Steinmetz, Administrator
DEQ Waste Management & Remediation Division

cc: Katie Morris, DEQ Brownfields & Federal Facilities Section, katie.morris@mt.gov.
Jason Seyler, DEQ Brownfields Coordinator, jseyler@mt.gov

EPA BROWNFIELDS ASSESSMENT COALITION GRANT PROPOSAL
Central Montana Brownfields Assessment Coalition-Responses to Narrative Criteria

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Coalition Members, Target Areas, and Brownfields

a. Coalition Members: The Central Montana Brownfields Assessment Coalition (the Coalition) consists of one lead member, Snowy Mountain Development Corporation (SMDC), and two non-lead members, the Montana Business Assistance Connection (MBAC) and Prospera. All three coalition members are non-profit Certified Regional Development Corporations (CRDC's) sanctioned by the State of Montana and are recognized Economic Development Districts (EDD's) at the federal level. SMDC and MBAC already have a strong working relationship as both entities serve on the same 11-county Central Montana Brownfields Coalition (CMBC) through SMDC's active Brownfields RLF Cooperative Agreement, which SMDC is also the lead coalition member. Without SMDC's current Brownfields RLF, much of the state of Montana would be without Brownfield resources. In a region as large and as rural as this, working across a vast geographic area allows partners to pool resources, share capacity, and achieve outcomes no single organization could accomplish alone. While this 11-county region has access to Brownfields Cleanup funds through the RLF program, they lack resources for assessments and planning, which is the reason for this proposal. MBAC is familiar with EPA's Brownfields RLF program; however, MBAC does not currently maintain the administrative capacity needed to manage a federal grant of this scale. All three coalition members already work together as team members for the Montana Economic Developers Association (MEDA), and as CRDC's for the state. Although Prospera is new in the Brownfields arena, much of their service region is supported by updated infrastructure, and sustained investment which enables their region to meaningfully support Brownfields assessment and redevelopment efforts; however, like many rural-serving organizations, Prospera has limited internal capacity to manage a federal grant like this one independently. The non-lead coalition members each bring 20 years of local knowledge and economic development experience for their regions and communities; they have strong connections to local stakeholders, developers, and understand the culture in the regions they serve. As non-lead members, both MBAC and Prospera can focus their efforts on site identification, community engagement, and project implementation. This structure ensures that each member contributes according to their strengths, which will maximize the coalition's overall effectiveness.

b. Overview of Brownfield Challenges and Description of Target Areas: The geographic boundary of the Coalition covers approximately 24,774 miles of Central and Southwest Montana. This boundary makes up about 16% of Montana's land area and consists of eleven (11) counties: Fergus, Golden Valley, Judith Basin, Musselshell, Petroleum, Wheatland, Broadwater, Lewis & Clark, Meagher, Gallatin and Park Counties. Montana is known as "Big Sky Country," meaning our urban areas are spread 100+ miles apart with open spaces, and small rural towns in between that have a fraction of the same resources, population, and investment that urban areas do. This geographic boundary has a low-density population of just 253,425 which equates to about 10 people per square mile. According to usamap.net¹, the U.S. population density is about 94 people per square mile. Brownfield challenges are widespread across both rural and urban communities within the entire geographic boundary. Brownfields work would have a ripple effect as the redevelopment of just one parcel in a rural community could create an impact on an entire region. The Coalition's geographic boundary is no stranger to blighted, asbestos, lead contaminated, vacant or burned historic properties throughout; natural disaster and mine scarred areas such as the community of Roundup in Musselshell County; abandoned lumber treatment facilities like RY Timber in Broadwater County; and rail yards like the ones in Livingston in Park County. These types of properties pose challenges to economic progress and threaten the health of the public and environment. Montana was founded through the economic boom of railroads and mining. Over the past 40 years, there has been an economic shift from extractive, heavy industries to light manufacturing and services. The decline of these heavy industries has contributed to the existence of numerous historic brownfields such as vacant or underutilized commercial buildings that contain asbestos, lead and other hazardous building materials,

¹ <https://usamap.net/usa-population-density/>

EPA BROWNFIELDS ASSESSMENT COALITION GRANT PROPOSAL

Central Montana Brownfields Assessment Coalition

former gas stations that are contaminated with leaking petroleum storage tanks, brownfields associated with the use of chemicals like dry cleaners and lumber treating facilities, and abandoned industrial properties such as mills and mines that contain toxic dust that can spread by high winds, or runoff during storms or floods. The perceived or real environmental stigma of brownfields in our geographic boundary prevents investment out of fear of environmental liability. These highly visible presumed brownfields degrade social welfare, economic stability and property values, which in turn reduces taxes to local governments and private investment that would create jobs and infrastructure upgrades. With assessment funds, the severity of the problem can be identified and the hazardous contaminants at sites can be confirmed. The Coalition's target area will consist of the same 11-county service region as the Cleanup RLF mentioned above in 1a. The target areas do not overlap and are separated as follows: SMDC serves Fergus, Judith Basin, Golden Valley, Musselshell, Petroleum and Wheatland Counties; MBAC serves Broadwater, Lewis & Clark, and Meagher Counties; and Prospera serves Gallatin and Park Counties. This program will assist potential developers, entrepreneurs, and local governments in making informed decisions through assessments and planning, followed by abatement and cleanup through SMDC's active Brownfield RLF program.

c. Description of Priority Brownfield Sites: SMDC, lead applicant, has identified Priority Site 1 as the Downtown Corridor in the isolated rural town of Roundup in Musselshell County. This priority site comprises of approximately 12 properties between the 100 and 200 blocks of Main Street, and the FEMA buyout properties heading Southwest towards Hwy 12. Established in 1883, Roundup, the county seat, bounded to the south by the Musselshell River followed by the Bull Mountains to the east, expansive plains to the west with the Crazy Mountains looming in the backdrop, and open rangeland and rolling hills to the north. Its growth was spurred by the arrival of the Milwaukee Road Railway in 1907 and the incorporation of the Roundup Coal Mining Company in 1908 resulting in the incorporation of Roundup as a city in 1909. The combination of rich coal deposits and convenient rail transport triggered a mining boom that transformed the local economy. However, the bankruptcy closure of the railway in the late 1970s sharply reduced coal demand, forcing many mines to shut down and sent the community into a prolonged economic slump, which still remains. The 1970's bankruptcy of the Milwaukee railway marked the end of an era, prompting many families and businesses to leave, and be left unreplaced. Roundup with an area of 1.3 miles, has a current population of only 1,964, with 14.5% of that population living in poverty ², which in turn creates a barrier to private investment. This target area is prioritized for area-wide assessment and planning due to the continued vacancy, and underutilization of numerous downtown storefronts. Although increased coal activity from the Signal Peak Mine in the Bull Mountains has brought mine workers to the region, limited economic vibrancy and community amenities have resulted. Many workers commute long distances directly to and from the mine, with little interaction or investment in Roundup beyond their work shifts. This leaves the downtown corridor untouched by the means of consumer spending, and overnight stays. The downtown corridor shows decades of economic decline, with historic brick and wood-frame buildings suffering from deferred maintenance, roof deterioration, water intrusion, crumbling masonry, unstable facades, boarded-up windows, and aging infrastructure. Several structures are at risk of being lost without intervention. Natural disasters have compounded these challenges. Major flooding along the Musselshell River in 2011 and 2022 damaged homes, businesses, and infrastructure. In response to the floods, FEMA implemented a buyout program that acquired severely flood damaged properties-which are now owned by either the County or the City, leaving behind vacant, blighted parcels that created an additional burden on the already sparse local government and tax base constraints. This concentration of blight depresses property values, discourages private investment, and limits opportunities for small business growth, tourism, and community gatherings. Given the age of buildings, historic mining activity, and flood history, hazardous building materials like asbestos, lead, mercury, and PCBs and residual effects from mining activities like runoff contamination and leaching into groundwater are presumed to be present. **MBAC, non-**

² Roundup, MT - Profile data - Census Reporter-<https://censusreporter.org/profiles/16000US3064525-roundup-mt/>

EPA BROWNFIELDS ASSESSMENT COALITION GRANT PROPOSAL

Central Montana Brownfields Assessment Coalition

lead, has identified Target Area 2 as the former 120- acre RY Timber property, a former sawmill and post treating facility in Townsend, Broadwater County. Townsend is the county seat along U.S. Highways 12 and 287-approximately 35 miles southeast of Helena, the state capital, and 60 miles northwest of Bozeman. The community sits near the northern end of the Big Belt Mountains and along the Missouri River, where the river widens to form Canyon Ferry Lake, one of Montana’s largest reservoirs and a popular recreation destination. Townsend has a population of 2,232 and spans an area of 1.5 square miles³. The RY Timber facility operated from the 1950s until 2022 and was one of Townsend’s largest employers, providing approximately 70 jobs and generating significant tax revenue for the area. Its closure has had lasting transitional effects on the community. For decades, the 120-acre RY Timber property-comprised of three tracts, including the former Kenison Post and Pole Plant⁴ (which operated from 1967 to 1970 on Tract 2)-served as a major economic driver, supporting local businesses and sustaining the community’s workforce. Its closure forced many families to either relocate in search of work or commute long distances to Helena or Bozeman for living-wage jobs. Due to the cost of living in the urban areas of Helena and Bozeman, many locals of the urban areas have relocated to the rural area of Townsend to find more affordable housing. This has strained local housing, the school district, childcare, local law enforcement and essential public services. Revenue for local businesses struggle as most shopping needs are met by the bigger urban areas where people work. The loss of major employers like RY Timber has turned Townsend into a bedroom community with limited economic opportunities. The site also carries significant environmental concerns. A Phase I Environmental Site Assessment, completed February 4, 2025, identified potential soil and groundwater contamination from historical post and pole treating activities using diesel and pentachlorophenol (PCP), a toxic wood preservative. Petroleum staining along the northern pole barn may be commingled with PCP, potentially affecting groundwater and nearby irrigation ditches flowing to agricultural properties, the Missouri River and Canyon Ferry Lake. The 2022 mill building fire likely released asbestos and other hazardous building materials. These Brownfield conditions create uncertainty for developers and leave the property vacant, stalling economic recovery. **Prospera, non-lead, has identified Target Area 3** as the Urban Renewal District (URD) in the town of Livingston, Park County. Livingston currently has a population of 8,635 and an area of 6 square miles⁵. Incorporated in 1882, Livingston sits in a valley between the Yellowstone River to the west and the Absaroka Mountains to the east, making it a central point for access to Yellowstone National Park. Livingston was once the home of the Crow Tribe and later played host to Lewis & Clark during their legendary expedition. Livingston grew to become a vital piece of the Northern Pacific Railroad; it was a place to service steam engines before sending them west over the treacherous Bozeman Pass. This spur line, now abandoned, headed south to America’s first national park, making Livingston and the surrounding area one of Montana’s first tourist destinations. The rail line pulled out much of its operations and workforce in the mid-1980’s due to market changes in the demand for passenger services, marking the end of Livingston’s era in being a major railroad employment and servicing center. This shift left behind rail-related infrastructure and contamination issues but also reshaped the town’s identity. The Urban Renewal District (URD) was selected as a priority and will utilize an area-wide approach, because it lies just southeast of the industrial railway corridor where historic uses may have involved petroleum, solvents, metals, aboveground and underground storage tanks (ASTs and USTs), and other residual contaminants from that era. Many structures within the URD are more than 50–100 years old, raising concerns about lead-based paint, asbestos-containing materials, leaking USTs associated with old heating systems or former gas stations, and aging stormwater or drainage infrastructure that could mobilize contaminants into soil or groundwater. Eight of the historic properties between Hwy 89 to the West, B Street to the North, Clark Street to the East, and 2nd Street to the South are in the URD and are vacant or underutilized and have been prioritized for Brownfield redevelopment.

³ [Townsend, MT - Profile data - Census Reporter](https://censusreporter.org/profiles/16000US3074575-townsend-mt/) – <https://censusreporter.org/profiles/16000US3074575-townsend-mt/>

⁴ [Montana CECRA Priority List by Site](#) – Facility Code #31720, deq.mt.gov

⁵ [Livingston, MT - Profile data - Census Reporter](https://censusreporter.org/profiles/16000US3043975-livingston-mt/)–<https://censusreporter.org/profiles/16000US3043975-livingston-mt/>

EPA BROWNFIELDS ASSESSMENT COALITION GRANT PROPOSAL

Central Montana Brownfields Assessment Coalition

d. Identifying Additional Sites: To identify additional Brownfield sites eligible for assessment and planning activities, the Coalition will meet monthly and will implement a coordinated, transparent, and data-informed approach. The Coalition will collaborate with local governments, planning departments, and the Montana Department of Environmental Quality (DEQ) to review historical land use records, property data, and environmental databases such as DEQ's Comprehensive Environmental Cleanup and Responsibility Act (CECRA) and leaking underground storage tank (LUST) inventories. This review will help screen potential sites with a history of industrial, commercial, or railroad-related uses that may present environmental concerns. Simultaneously, the Coalition will conduct community outreach to engage property owners, local officials, and residents in identifying properties that are perceived as contaminated, underutilized, or blighted. Community nominations will be documented through public meetings, online forms, and partner input. All candidate sites will be evaluated using a standardized prioritization matrix based on the potential for environmental risk, redevelopment readiness, community benefit, visibility and catalyst value, leverage considerations, property access and owner willingness. The Coalition will use Geographic Information System (GIS) mapping to track, visualize, and prioritize Brownfield sites across the Coalition's target area. Each site will undergo an eligibility review that is consistent with and approved by EPA to ensure that federal funds are directed toward properties that best advance community goals and redevelopment opportunities. Through this process, the Coalition will build local and regional capacity to identify and manage environmental challenges, maintain a dynamic inventory of potential Brownfield sites, and strategically target properties for assessment, redevelopment planning, and brownfields cleanup.

Revitalization of the Target Areas

e. Reuse Strategy and Alignment with Revitalization Plans: For Roundup, Brownfields Assessment funding is critical for Phase I and II Environmental Site Assessments and area-wide planning activities. These efforts will characterize environmental conditions and guide redevelopment to preserve Roundup's historic character while re-establishing the downtown corridor as the community's economic and social center with viable future uses. Roundup has demonstrated community priorities by completing a Capital Improvements Plan (2016), Downtown Master Plan (2018), Preservation Plan (2018), and updating its Growth Policy (2024), reflecting readiness and commitment to downtown revitalization. These planning documents include mixed-use development in their existing commercial properties, compatible infill, workforce housing development, and riverfront recreation and resiliency through flood resiliency planning and implementation. For Townsend, Brownfields Assessment funding will support a Phase I refresh (the current Phase I is expired as of August 2025), Phase II assessment, and a comprehensive redevelopment plan. A concept plan was drafted in January 2025, that captures the community's vision of transforming the property into a business park, generating jobs, stimulating economic growth-particularly in manufacturing-and restoring the site as a key economic anchor for Townsend and Broadwater County. For Livingston, the URD has been prioritized for compatible infill and redevelopment, as supported by Livingston's 2024 Downtown Master Plan. The community's vision is to redevelop more mixed-use properties and utilize upper levels for housing and hospitality. As a gateway to Yellowstone National Park, a revitalized downtown offers an opportunity to capture tourism spending, enhance the visitor experience, and stimulate local economic growth. The use of EPA Brownfields funding represents a new opportunity for Livingston, enabling the community to apply planning tools and conduct environmental site assessments to make informed decisions about the safe and productive reuse and expansion of these properties.

f. Outcomes and Benefits of Reuse Strategy: The environmental data accumulated through the work enabled by this grant will be used to select the cleanup approaches and support future land use plans, and improve resilience to severe weather and other natural disasters. By working with planners, architects, and engineers, the Coalition will develop conceptual drawings showing potential building redevelopment, circulation, green space, possible renewable energy infrastructure, and disaster risk mitigation. Public engagement sessions will refine these concepts to ensure transparency and community ownership. Feedback from the Coalition's efforts

EPA BROWNFIELDS ASSESSMENT COALITION GRANT PROPOSAL

Central Montana Brownfields Assessment Coalition

to engage local community stakeholders will be used during development of reuse plans for sites identified during the assessment period and will be used during coordination with EPA, FEMA, DEQ, EDA and other agencies to braid together funds to aid in the completion of redevelopment not only for cleanup but also for infrastructure upgrades, historic preservation, redevelopment incentives, disaster resilience, opportunities for renewable energy implementation, and other components to ensure the sites are “development-ready”. By engaging local community stakeholders during the assessment process and incorporating their feedback during coordination with the relevant government agencies to bridge funding for redevelopment, we will be able to reduce developer risk, accelerate timelines, and will attract private investors.

Strategy for Leveraging Resources

g. Resources Needed for Site Reuse: Following completion of environmental assessments and planning activities, cleanup will be supported through the CMBC’s EPA Brownfields Revolving Loan Fund (RLF) through SMDC; where the service area for the RLF program is the same identified target area (11 Counties) in this application proposal. Along with cleanup assessment and planning, the Coalition will actively pursue developer participation, likely through RFP and private investment, which will serve as leverage for Brownfields RLF funds and provide match toward other complementary funding sources. All Coalition members are non-profit entities and are eligible participants and sponsors to numerous grant and loan programs. These include but are not limited to: Montana Department of Commerce’s Community Development Block Grant (CDBG) Programs, Opportunities for Rural Economies (ORE) program, Montana Historic Preservation Grants, SMDC’s Big Sky Economic Development Revolving Loan Fund, Federal and State Historic and Housing Tax Credits, New Markets Tax Credits, Montana C-PACE Program, local community foundations, fundraising campaigns, and philanthropic donations. The Coalition intends to implement these projects in strategic phases to maximize funding capacity, streamline permitting, and enhance timeline efficiencies. EPA Brownfields funding serves as the cornerstone that reduces environmental risk and increases investor confidence stimulating additional public and private investment to complete remediation and bring each site to productive reuse.

h. Use of Existing Infrastructure: With this grant, the Coalition will be able to maximize the use of existing public infrastructure by directing redevelopment toward previously developed sites with access to established utility networks, transportation routes, and community services. Each priority site lies within or adjacent to areas already served by public water, sewer, electric, and roadways. By reusing these underutilized properties, the Coalition and redevelopment partners can avoid costly infrastructure expansion and reduce pressure on undeveloped land and agricultural spaces. Assessment activities will also inform infrastructure improvement planning, allowing local governments to align upgrades to stormwater, drainage, and broadband systems with redevelopment timelines. If new or upgrades to infrastructure is needed, programs like the Montana Coal Endowment Program, Community Development Block Grant-Public & Community Facilities program, and the Treasure State Endowment Program are available for proposals and funding.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

a. The Community’s Need for Funding: The table below presents data that depicts the inability of the counties that house the priority sites’ access to sources of funding to carry out assessments, and reuse planning. The rest of the 11-county target area has been summarized due to space constraints. Across the target area, the region is defined primarily by its small, widely disbursed populations and elevated poverty rates, particularly in the more rural counties. Several counties have populations well under 5,000 residents, and Petroleum and Golden Valley Counties have fewer than 1,000 residents each, resulting in extremely low population densities and limited local tax bases. Many of these smaller counties, including Golden Valley, Wheatland, Musselshell, Petroleum, Judith Basin, and Meagher, experience poverty rates that exceed the Montana statewide average often reaching the mid to high teens. These conditions reflect longstanding structural challenges common in rural resource-dependent communities, where limited employment diversity and aging infrastructure constrain economic

EPA BROWNFIELDS ASSESSMENT COALITION GRANT PROPOSAL

Central Montana Brownfields Assessment Coalition

opportunity. While Gallatin and Lewis & Clark Counties serve as regional population and employment centers, the surrounding rural counties face persistent socioeconomic pressures that heighten vulnerability to disinvestment, blight, and environmental legacy issues, underscoring the need for coordinated assessment and redevelopment efforts across the target area. Without external assistance, the target areas cannot overcome the financial and technical barriers associated with assessing brownfields. This grant provides an accessible viable pathway for these jurisdictions to complete environmental due diligence, evaluate cleanup options, and prepare sites for resilient reuse that supports economic growth, small business development, and community revitalization.

Target Area	Population (ACS 2023)	Per Capita Income	Percent Below Poverty	Unemployment Rate
Musselshell County	5,068	US \$35,879	15.3%	4.1%
Broadwater County	7,310	US \$38,093	10.7%	2.6%
Park County	17,484	US \$45,894	13.1%	2.3%
State: MT comparison	1,137,233	US \$39,842	10.2%	2.9%
National comparison	331,449,281	US \$76,483	10.6%	4.4%

Source: ACS 2023 5-year, State comparison source: census.gov, National comparison source: census.gov

b. Health or Welfare of Sensitive Populations: The table below summarizes local health indicators and sensitive populations, showing that the target area that house the priority sites have populations with notable welfare vulnerabilities. The rest of the target area has been summarized due to space constraints. Across the target area sensitive populations in poverty exceed or track with the State’s average of 11%, with several of the counties in the target area facing particularly high levels. Golden Valley and Musselshell County came in the highest with around 27.1% of children living in poverty. Seniors also face economic vulnerability, the average rate across the target area ranges from 10-20% with the higher rates in Wheatland and Judith Basin Counties. These patterns reflect how sensitive age groups in smaller, resource-dependent communities are more likely to experience poverty, which exacerbates challenges in accessing services, stable income, and health support across the target area.

Target Area	Children (Under 18) Below Poverty Line	Seniors (65 and over) Below Poverty Line
Musselshell County	27.1%	15.4%
Broadwater County	17.6%	9.1%
Park County	19.2%	7.6%
State: MT Comparison	11%	9.6%
National Comparison	14.3%	10.2%

Source: censusreporter.org; feedamerica.org; State Comparison: income and poverty-Dept of Commerce; National Comparison: consumeraffairs.com, 2022 data; americanprogress.org, 2024

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: County-level data on specific health conditions such as asthma, cancer, and birth defects are not comprehensively reported on publicly available platforms for counties with smaller populations, likely due to privacy concerns. However, the available health data demonstrates that rural populations face measurable and persistent health vulnerabilities. State and rural-classification data show that adult asthma prevalence in rural Montana averages approximately 9–10%, compared to the nation’s adult average of 7-8%. Childhood asthma affecting roughly 7–8% of children⁶ statewide, which is comparable to the national rate. Cancer is the second leading cause of death in Montana⁷, and available county-level cancer incidence data show meaningful variations across the target area, with some counties, such as Park County, experiencing higher reported rates and others showing suppressed data due to low case counts, typical of sparsely populated rural areas. County-level birth defect data are largely unavailable because of confidentiality thresholds; however, statewide surveillance confirms the ongoing presence of congenital anomalies, and Montana’s preterm birth rate of approximately 9–9.5%⁸ which exceeds the national

⁶ 2025 Montana Asthma Data Fact Sheet-dpphs.mt.gov

⁷ Montana Cancer Report 2025-dpphs.mt.gov

⁸ 2025 March Of Dimes Report Card For Montana | PeriStats | March of Dimes

EPA BROWNFIELDS ASSESSMENT COALITION GRANT PROPOSAL

Central Montana Brownfields Assessment Coalition

average of 8.3%. Collectively, these indicators combined with County Health Rankings consistently place smaller, rural counties below more urban counterparts such as Gallatin and Lewis and Clark and demonstrate that residents across the target area, experience health outcomes shaped by rural isolation, environmental legacy conditions, and constrained access to healthcare, reinforcing the importance of coordinated assessment, planning, and remediation efforts to protect public health.

d. Economically Impoverished/Disproportionately Impacted Populations The Coalition Assessment Grant will directly benefit low-income and impoverished residents by addressing environmental conditions that disproportionately affect households with limited financial resources. Most of the target area’s poverty rates exceed most state averages⁹, and many residents, particularly seniors, children, and renters, lack the means to mitigate or avoid exposure to hazardous substances. By funding Phase I and Phase II assessments that local governments cannot afford to undertake, the grant enables the identification of contamination in areas where low-income residents, disproportionately children under the age of 18 and seniors over the age of 65, live, work, and attend school. This essential first step toward cleanup and redevelopment will reduce exposure risks, improve housing and neighborhood conditions, and eliminate blight that often concentrates in low-income areas. The grant will also support economic revitalization by preparing sites for new businesses, jobs, community services, and affordable housing opportunities. By relieving the financial burden of environmental site assessment, and accelerating reinvestment, communities can work towards ensuring that low-income and impoverished residents share equitably in the health, safety, and economic benefit of redevelopment without displacement.

Community Engagement

e-f. Project Involvement & Project Roles

<i>Name of Organization/ entity/group</i>	<i>Entity’s Mission</i>	<i>Point of Contact (name & email)</i>	<i>Specific involvement in the project of assistance provided</i>
City of Roundup	Central Leadership and decision making	Mayor, Sandra Jones roundupmayor@yahoo.com	Coordination efforts, community priorities & long-term revitalization strategies within the city limits.
Roundup Community Partners	Dedicated to restoring a healthy commercial district, preserving historic structures and promoting community events.	Community Champion, Theresa Doumitt tdoumitt@hotmail.com	Local advocate, liaison, providing critical insight into community needs and concerns, engage community members, & aids in community meetings.
Broadwater County Development Corporation (BCDC)	Attract, retain and expand businesses, supports infrastructure and beautification efforts.	Director, Adam Six [REDACTED]	Engages local businesses and residents, provides input on reuse strategies, ensures projects align with regional economic development plan and workforce needs.
Broadwater County	Central Leadership and decision making	County Commissioner, Lindsey Richtmyer lrichtmyer@broadwatercountymt.gov	Coordination efforts, community priorities & long-term revitalization strategies within the county.

⁹ <https://worldpopulationreview.com/state-rankings/poverty-rate-by-state>

EPA BROWNFIELDS ASSESSMENT COALITION GRANT PROPOSAL

Central Montana Brownfields Assessment Coalition

City of Livingston	Central Leadership and decision making	City Manager, Grant Gager ggager@livingstonmontana.org	Coordinates efforts, community priorities & long-term revitalization strategies within the city limits.
Livingston Business Improvement District	Facilitates commerce, enhancing streetscapes, and improving security and safety.	Program Manager, Kris King info@downtownlivingston.org	Ensures activities support downtown revitalization and commercial corridor improvements. Provides input directly benefitting local businesses.

g. Incorporating Community Input: The Coalition will implement a structured and tailored implementation plan to keep all residents (including low-income, elderly, or otherwise vulnerable populations), businesses, and stakeholders informed about project progress and will actively solicit for feedback. Project updates will be provided quarterly by multiple channels, including public meetings, newspapers, social media platforms, email newsletters, and website postings. SMDC, MBAC, and Prospera will each lead engagement activities within their respective service areas ensuring that all residents across the 11-county target area have access to information and opportunities to participate. Public meetings and open houses will be held as needed to provide in-person updates, review assessment findings, and discuss redevelopment plans, with the coalition anticipating at least 6-8 in-person events across the target area. In addition, the Coalition will work with involved organizations to ensure their participation in regular coordinated meetings to share updates, address community concerns and ensure alignment with local priorities. This approach will ensure transparency, foster trust and allow community members to have an active role in shaping the assessment, cleanup, and redevelopment process which ultimately supports equitable and sustainable outcomes for all residents.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

Task 1: Program Management
a. Project Implementation, EPA funded tasks/activities: Create Program Workplan; Prepare Quarterly Reports, Annual Financial Reports, and other required reports per Cooperative Agreement Terms and Conditions; update ACRES database; conduct ASAP draws with justifying documents; bi-weekly check-in calls with EPA Project Officer; monthly meetings with Coalition; ensure compliance Post Federal Award Requirements 2 CFR 200 Subpart D; conduct coordination efforts between organizations, individuals, and other applicable groups; ensure site access; secure multiple QEPs by competitive solicitation to ensure competitive pricing and quality; ensure continued education by attending a National BF Conference, State BF Conference hosted by MT DEQ; Grant Closeout.
b. Anticipated Project Schedule: Quarterly reports will be entered into ACRES by Jan. 30 th , April 30 th , July 30 th , and Oct. 30 th of each year. Annual reports will be submitted by Oct 30 th of each year. Check-in calls, coordination efforts, site access agreements, and CA Terms and Conditions compliance will be ongoing upon NOA. EPA workplan and Procurement of QEPs Q1 FY 27. Grant project closure expected in Q4, FY30.
c. Task/Activity Lead: SMDC’s (lead applicant) Redevelopment Director
d. Outputs: 1 EPA Approved Workplan; Administrative and project-specific records; 16 Quarterly Reports; 4 Annual Reports; ACRES entries; 104 check-in calls with EPA PO; 48 Coalition Meetings; Attendance for 2 people at 1 National Brownfields Conference; Attendance for 2 people at one State Brownfields Conference; 1 Grant Closeout
Task 2: Brownfield Inventory and Prioritization
a. Project Implementation, EPA funded tasks/activities: Use GIS mapping for site selection; Create a scoring matrix for site prioritization & selection; Community visits, and walking tours;
a. Project Implementation, Non-EPA grant resources needed to carry out tasks/activities: Local municipal support such as providing zoning, land use changes. Public works assistance with infrastructure

EPA BROWNFIELDS ASSESSMENT COALITION GRANT PROPOSAL

Central Montana Brownfields Assessment Coalition

data and utility coordination. Assistance from technical assistance providers as needed. Volunteer time from residents, businesses, and community groups/organizations.

b. Anticipated Project Schedule: Begin Q2 FY27 and complete by Q1 FY28

c. Task/Activity Lead: SMDC Redevelopment Team, and Coalition Members, respective to service regions.

d. Outputs: 6 BF Site Inventory docs (2 per Coalition member region); 1 GIS BF Inventory Mapping (Coalition-Wide); 1 site scoring matrix; 6 Community visits/walking tours.

Task 3: Phase I & II ESAs, Area-Wide Planning, Supplemental Site Investigations and Planning

a. Project Implementation, EPA funded tasks/activities: Phase I & II ESAs; ABCAs; Various Planning Activities

a. Project Implementation, Non-EPA grant resources needed to carry out tasks/activities: Assistance from Technical Assistance partners, MT DEQ technical support. Grant funding and capital stacking through regional/state grants and revolving loan programs.

b. Anticipated Project Schedule: Begin Q2 FY27 and complete by Q3 FY30

c. Task/Activity Lead: SMDC Redevelopment Team, and Coalition Members

d. Outputs: 2 Area-Wide Plans; 10 Phase I ESAs; 16 Phase II ESAs, 16 ABCA's; 16 SSAPs; 2 Market Studies, 2 Land Use Plans, 3 Infrastructure Evaluations, 1 Revitalization Concept Plan, 3 Resiliency Plans.

Task 4: Community Outreach

a. Project Implementation, EPA funded tasks/activities: Create CIPs; Host Community Focus Meetings; Provide light refreshments (water, cookies, chips, etc); Update project webpage; Emailed newsletters; Create fact sheets/FAQ sheets, press releases, and presentations; Use social media platforms and online surveys.

a. Project Implementation, Non-EPA grant resources needed to carry out tasks/activities: Volunteer time from residents, businesses, and community groups/organizations. Donations of meeting space, and outreach support/materials.

b. Anticipated Project Schedule: Begin Q2 FY27 and complete by Q3 FY30

c. Task/Activity Lead: SMDC Redevelopment Team, and Coalition Members

d. Outputs: Creation of 16 CIPs; Host approximately 16 community meetings-8 in-person; Meeting Agendas, notes, minutes, and sign-in sheets; 16 project fact/FAQ sheets; 8 press releases; project webpage with updates as needed; presentation materials; social media updates as needed, online survey results, 16 quarterly emailed newsletters.

e. Cost Estimates A summary of the proposed budget for grant funded activities is provided below, followed by an explanation for how cost estimates were developed and applied, including unit costs as applicable. Unit rates for planning and project deliverables are based on EPA's Information on Eligible Planning Activities pdf's on their webpage¹⁰. An average of \$190/hr was used for QEP consulting firm contractual services and units based off of recent QEP charges towards our current Brownfields RLF Program. The Coalition will not issue subawards or participant support costs.

Line #	Budget Categories	Task1	Task 2	Task 3	Task 4	Admin Costs	Total
		Program Management	Inventory & Prioritization	Phase I & II ESAs, & Planning	Community Outreach		
Direct Cost	1 Personnel	\$23,592	\$11,968	\$227,384	\$11,616	\$27,600	\$302,160
	2 Fringe	\$10,380	\$5,266	\$100,049	\$5,111	\$12,144	\$132,950
	3 Travel	\$8,000	\$1,744		\$2,200		\$11,944
	4 Equipment						\$0
	5 Supplies	\$5,300	\$700	\$200	\$1,250		\$7,450

¹⁰ <https://www.epa.gov/brownfields/eligible-planning-activities>

EPA BROWNFIELDS ASSESSMENT COALITION GRANT PROPOSAL

Central Montana Brownfields Assessment Coalition

	6	Contractual		\$131,100	\$875,000	\$3,740		\$1,009,840
	7	Construction						\$0
	8	Other	\$400					\$400
Total Direct Costs			\$47,672	\$150,778	\$1,202,633	\$23,917	\$39,744	\$1,464,744
Indirect Costs			\$8,814	\$8,814	\$8,814	\$8,814		\$35,256
Total Budget			\$56,486	\$159,592	\$1,211,447	\$32,731	\$39,744	\$1,500,000

Task 1-Program Management: (Budget = \$47,672) *Personnel* costs for SMDC Redevelopment Director (RD) of **\$22,809** is budgeted for an estimated 396 hours at \$40/hr to complete initial EPA approved program workplan, all quarter and annual reporting, biweekly EPA Project Officer meetings, monthly Coalition meetings, ACRES entries, and ASAP draws, attendance at one National Brownfields Conference, attendance at one State Brownfields Conference, and program closeout requirements. *Personnel* costs for SMDC Redevelopment Manager (RM) of **\$11,162** are budgeted for an estimated 228 hours at \$34/hr to complete biweekly EPA Project Officer meetings, monthly Coalition meetings, attendance at one National Brownfields Conference, attendance at one State Brownfields Conference, and completion of QEP procurement and contracting. *Fringe* is figured at 44% of Personnel costs. *Travel* for both SMDC team members for the National BF Conference are estimated as: Airline roundtrip x 2 people= **\$2000**; mileage to and from Bozeman International airport: 64miX.70 per mileX2=**\$90** (from Townsend) and 163miX.70per mileX2=**\$230** (from Lewistown); Airport Parking: \$15/dayX4daysX2vehicles=**\$120**;Car Rental at conference w/coverage: **\$800**; Lodging average: \$300/nightX4nights (two rooms)=**\$2,400**; Federal Per diem meals: \$68/dayX4daysX2people=**\$544**;Travel Insurance for 2 people: **\$400**; Checked luggage: \$35/bag (1 bag per person)=**\$70**. *Travel* for two people to attend the State BF Conf. includes, lodging, meals, parking fees, (average of 100 miles one way @ .70/mileX4=**\$280**+3 dinners @ \$20ea.X2=**\$120**+3 night lodging at \$120/nightX2=**\$720**+3 days parking @ \$15/dayX2=**\$90**. (Travel estimates are rounded up to the next hundred for anticipated increases in mileage rates, tickets, etc.) *Supplies*=program marketing materials, brochures, business cards, office supplies, replacement of two Brownfields laptops and monitors, replacement of two Brownfields scanner/printers, news releases, procurement public notice fees for QEP RFP's, SMDC Brownfields website domain and maintenance. *Other*= National Brownfields Conference Registration Fees for two people.

Task 2-Inventory & Prioritization: (Budget = \$150,778) *Personnel* costs for SMDC RD of **\$7,834** is budgeted for an estimated 136 hrs at \$40/hr to complete Site Inventory Reviews, Site Scoring Matrix, and community visits and meetings. *Personnel* costs for SMDC RM of **\$9,400** is budgeted for an estimated 192 hrs at \$34/hr to complete Site Inventory planning and collaboration, GIS mapping of sites, and community site visits and meetings. *Fringe* is figured at 44% of Personnel costs. *Travel*: Average of 200 miles roundtrip. 8 visits 200X8X.7=**\$1,200**(rounded to next hundred for increases in rates); meals: 8@\$68/day=**\$544**. *Supplies*: GIS Mapping subscription; site scoring matrix-printables; walking tour worksheets; program FAQ sheets; public outreach materials. *Contractual*: Estimated QEP time on Site Inventory creation, 6 sites (2 within each coalition region) with approximately 115hrs per site (including travel, research & writing) at \$190/hr.

Task 3-Phase I & II ESAs And Planning: (Budget = \$1,202,633) *Personnel* costs for SMDC RD of **\$159,206** is budgeted for an estimated 2,764 hours at \$40/hr to oversee and aid in the completion of all Assessment and Planning activities. *Personnel* costs for SMDC RM of **\$168,227** is budgeted for an estimate of 3,436 hrs at \$34/hr to facilitate and work with the QEP to complete all Assessment and Planning activities. *Fringe* is figured at 44% of Personnel costs. *Supplies*: Program marketing materials and providing print copies of assessment and planning reports, if requested (a few rural communities still rely on print). *Contractual* consists of QEP costs to research and create planning and assessment reports. Cost Estimates of the planning activities come from the EPA website referenced above and are as follows: 2 Area-Wide Plans @ \$80,000 each (ea.), 10 Phase I ESAs @ \$5,000 ea., 16 Phase II ESAs @ \$20,000 ea., 16 ABCAs at \$5,000 ea., 16 SSAPs @ \$5,000 ea., 2 Market Studies @ \$25,000 ea., 2 Land Use Plans @ \$5,000 ea., 3 Infrastructure Evaluations @ \$10,000 ea., 1 Revitalization Plan @ \$50,000, and 3 Resilience Plans @ \$15,000 ea.

EPA BROWNFIELDS ASSESSMENT COALITION GRANT PROPOSAL

Central Montana Brownfields Assessment Coalition

Task 4-Community Outreach: (Budget = \$23,917) *Personnel* costs for SMDC RD of **\$1,843** is budgeted for an estimated 32 hrs at \$40/hr to provide oversight and guidance for community meetings, and press releases pertaining to the program, and public projects. *Personnel* costs for SMDC RM of **\$14,884** is budgeted for an estimated 304 hours at \$34/hour to facilitate community meetings, provide meeting agendas, notes, minutes, sign-in sheets, fact sheets, presentations, surveys, webpage and social media maintenance. *Fringe* is figured at 44% of Personnel costs. *Travel*: Average of 200 miles roundtrip. 16 visits (some will be virtual) 200X16X.7=\$2200-rounded to nearest hundred. *Supplies*: Include meeting materials, marketing, public notice fees, newspaper ads. *Contractual*: QEP services are anticipated at the community meetings. For each of the 16 meetings it is estimated that an hour of their time will be required at \$190/hr plus travel.

Admin Costs: (Budget = \$39,744) *Personnel* costs for SMDC Executive Director of **\$21,600** is budgeted for an estimated 300 hrs at \$50/hr to provide oversight of SMDC RD, and to present and educate the SMDC Board on the brownfields assessment program and related topics and projects. *Personnel* costs for SMDC Deputy Director of **\$18,144** is budgeted for an estimated 300 hrs at \$45/hr to provide oversight and completion of program financial management. *Fringe* is figured at 44% of Personnel costs.

Indirect Costs: (Budget = \$35,256) SMDC does not have an indirect cost rate agreement, however indirect costs shown on the budget table depict an average of 4% of SMDC's annual indirect expenses such as rent, utilities, program-specific annual audits, internet, technology IT and cyber security, and insurance.

f. Plan to Measure and Evaluate Environmental Progress and Results Project outputs, results, and outcomes will be tracked internally through checklists and excel spreadsheets according to the EPA approved workplan, and cooperative agreement and program terms and conditions. Progress will be measured/evaluated weekly and summarized in quarterly progress reports, ACRES entries and annual financial reports. Continuous tracking will ensure the grant funds are expended in a timely and efficient manner for the greatest benefit of the project and respective communities. For measuring/evaluating progress, outputs will be compared to the project schedule proposed in Section 3; if a deviation of more than one fiscal year is reached, interventions (additional team meetings) will be implemented to maintain the project schedule. Project outcomes and accomplishments, including project milestones, deliverables, and leveraged resources will further be tracked on a monthly/quarterly basis in ACRES database and internal excel spreadsheets to further measure progress. The Coalition will monitor the stimulated economic development outcomes that are a direct result from redevelopment activities such as job creation, tax revenue generation, contamination addressed, housing units created, renewable energy deployment, community resilience to severe weather and natural disasters, and long-term environmental stewardship. Overall outcomes will be tracked/quantified in the final progress report by comparing future community demographics/welfare characteristic projections to current conditions and will include an analysis of increased housing, job creation/retention, new businesses created, and stabilization of the Target Areas by increasing attractive community amenities through the reuse of vacant buildings and industrial sites. If the timelines for advancing one or more phases of work within the Target Areas are not well aligned with the USEPA grant project period, the SMDC will work with USEPA to adjust the approach to maintain progress on achieving the desired outcomes. Outcomes will be tracked long-term on a bi-annual basis by SMDC and reported to the EPA Project Officer, fact sheets, and SMDC's website.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capacity

a-c. Organizational Capacity, Structure, and Description of Key Staff This grant builds directly on SMDC's prior and current Brownfields awards and leverages its established systems, staff expertise, partnerships, and proven track record of high-quality outcomes that advance the overall Brownfields program success. SMDC was created in 2020 and is a nonprofit 501(c)(3) Certified Regional Development Corporation sanctioned by the State of Montana, and a Federal Economic Development District designated by the US Economic Development Administration. SMDC is governed by a 18-member Board of Directors (4 vacant positions) comprised of residents, business owners, and elected officials who reside in SMDC's six-county region. The

EPA BROWNFIELDS ASSESSMENT COALITION GRANT PROPOSAL

Central Montana Brownfields Assessment Coalition

Board sets the policy direction for the organization and oversees the Executive Director who oversees eight employees. We have the unanimous support of our Board and the capacity, time, systems, and procedures in place to execute a USEPA Brownfields Coalition Assessment Grant. Key staff include: Sara Hudson-SMDC Executive Director: brings more than 25 years of professional experience in community, economic and business development to SMDC. She is responsible for the overall administration and supervision of the organization. She will oversee the Redevelopment Director, and keep the SMDC board up to date and educated on the program. Carly Wheatley-SMDC Deputy Director: brings over 8 years of experience in economic and community development, and over 15 years in grant writing and fund development. She oversees the day-to-day operations and financial health of the organization. She is instrumental in the financial admin of the program. Tonya Garber: Redevelopment Director: 8 years' experience in project management, finance and public relations, and 3 years' experience in community and economic development. She will oversee the grant activities and reporting, ensuring complete program compliance. Tiffany Ward: Redevelopment Manager: 6 years' experience in environmental compliance and regulatory monitoring. She will be actively involved in the assessment and planning efforts of this program. Brian Obert, MBAC Executive Director: non-lead coalition member, has 19 years' experience working to catalyze economic vitality in his service region. Brian will be instrumental in his region to lead discussions, public meetings, and project planning through this program. Paul Reichert, Prospera Executive Director: non-lead coalition member, brings over 20 years of nonprofit and community development experience. Paul's role is similar to Brian's in that he will be instrumental in his region to lead discussions, public meetings, and project planning through this program.

d. Acquiring Additional Resources Using a process consistent with 2 CFR 200.317-200.326 and 2 CFR Part 1500, the coalition will retain a pool of 3-5 QEP contracts or additional contractors as necessary. The QEP pool is designed to keep the consultants competitive with price, timelines, and quality. The coalition will strive to hire locally as procurement allows to link members of the community to brownfield redevelopment work.

Past Performance and Accomplishments

e. Currently Has or Previously Received an EPA Brownfields Grant

(1) Accomplishments: SMDC as lead of the Central MT Brownfields Coalition received a Brownfields RLF award in 2017-2022 through continuous supplemental funding. The total award amount and the end of the grant life cycle was \$3,832,418. As coalition lead, SMDC completed 27 cleanup projects, leveraged \$831,211 towards project(s) completion, accumulated a total of \$901,096.92 in program income. With the Post Closeout Agreement funds SMDC is committed to 2 active brownfield cleanups, and 1 community-wide health monitoring program for blood-lead levels. SMDC was awarded another RLF award through BIL funding in 2022. SMDC has completed 1 cleanup project and has 5 active cleanup projects currently, with 5 new projects in the pipeline. So far, this RLF program has aided an overall \$20M capital stack and is projected to have an economic impact of creating 30 new jobs and 40 new housing units. These numbers are spread across those 5 active projects. All information that ACRES database allows has been entered.

(2) Compliance with Grant Requirements: SMDC is meeting schedule and reporting milestones and is maintaining compliance with the workplan, schedule, and terms and conditions of the cooperative agreement. SMDC is submitting the required annual financial reports, quarterly reports, and project deliverables in a timely manner per the work plan and cooperative agreement schedule. SMDC is keeping the ACRES database up to date during the performance period. SMDC does have an open Brownfields RLF award. The grant period of performance is 2022-2027. SMDC will expend RLF funds on eligible Brownfields cleanup activities by underwriting and closing loans and subgrants on a rolling basis from our active project pipeline. Funds will be disbursed in accordance with approved cleanup workplans and EPA RLF requirements, with ongoing monitoring to ensure timely drawdown and full expenditure within the period of performance.

FY2026 ASSESSMENT GRANTS (ASSESSMENT COALITION GRANTS)

Threshold Criteria Responses

1. **Eligibility of Lead and Non-Lead Coalition Members:**

a. **Applicant Lead Coalition Member:** Snowy Mountain Development Corporation (SMDC), is established as a 501(c)(3) non-profit organization. SMDC's mission is to "Build community and economic capital" in a six-county area in Central Montana. The US Economic Development Administration recognizes SMDC as an Economic Development District and the State of Montana recognizes SMDC as a Certified Regional Development Corporation. These designations provide support for SMDC's partnerships with local governments, community organizations, businesses and entrepreneurs to implement key community and economic development and redevelopment projects. SMDC is exempt from federal income tax under section 501(a) of the Internal Revenue Code as an organization described in section 501(c)(3). SMDC does not engage in lobbying activities.

Applicant Non-Lead Coalition Members:

1. Montana Business Assistance Connection (MBAC) is established as a 501(c)(6) non-profit organization. MBAC's mission is to "Catalyze community leaders, stakeholders, and opportunities driving prosperity, our economy, business vitality, high job growth and the enhancement of quality of life throughout the region." The US Economic Development Administration recognizes MBAC as an Economic Development District and the State of Montana recognizes MBAC as a Certified Regional Development Corporation.

2. Prospera is established as a 501(c)(4) non-profit organization. Prospera identifies as "The leading nonprofit organization working to advance and inspire diverse economies and resilient communities in Southwest Montana. Our focus is helping people start and grow their businesses, which, in turn, strengthens the economy in our local communities." The US Economic Development Administration recognizes Prospera as an Economic Development District and the State of Montana recognizes Prospera as a Certified Regional Development Corporation.

- b. Non-lead applicant, Prospera is exempt from Federal taxation under section 501(c)(4) of the IRC. Prospera does not lobby the Federal government. Legal opinion is in attachment #1.
2. **Target Areas:** The coalition will serve an eleven (11) county target area in Montana. They are separated as follows:
- A. Snowy Mountain Development (lead)-Fergus, Judith Basin, Musselshell, Golden Valley, Petroleum, and Wheatland Counties (6 Counties).
 - B. MBAC (non-lead)- Lewis and Clark, Broadwater, and Meagher Counties (3 Counties).
 - C. Prospera (non-lead)- Gallatin and Park Counties (2 Counties).
3. **Non-lead Member(s) that Never Received and EPA MARC Grant:** Prospera has never been awarded an EPA Brownfields MARC grant.
4. **Legal Authority to Expend Grant Funds on Behalf of Non-Lead Coalition Members:** Section V of Snowy Mountain Development Corporation's (SMDC) Articles of Incorporation

BUILDING COMMUNITY & ECONOMIC CAPITAL

state, “This Corporation may, when deemed necessary by its sponsors, the County Commissioners of Fergus, Golden Valley, Judith Basin, Musselshell, Petroleum and Wheatland Counties, represent these and other bodies as a contractual agent **for any local, state, or federal act or acts.**” SMDC’s Board of Directors requires one of the above-mentioned County Commissioners to serve on the Board. See Attachment #2 Articles of Incorporation and Board Vote for approval of this grant proposal and permission to expend funds outside of the 6-County service region.

5. **Coalition Agreement:** Coalition Agreement letters attachment #3.
6. **Community Involvement:** The objectives of community involvement is to inform the community about the project, provide accessible channels for input and questions, include their perspectives in planning, and to maintain two-way communication throughout the assessment and planning process.

To accomplish this the coalition intends on implementing the following in our assessment process:

Activity	Purpose	Frequency	Tools
Kick-off Meeting	Introduce the Project, identify the goals, explain the process and answer questions	Early in project	In person and/or online
Community Surveys	Gather perceptions, concerns and ideas	Early – Mid project	Online (Survey Monkey), paper copies via mail/local hubs
Stakeholder Focus Groups	In-depth dialogue with key groups	Mid-project	Facilitated small group gatherings
Project Website, Page, Social Media, News Releases	Central hub for updates, findings, upcoming events, FAQs, and public documents	Ongoing	Websites/Social media/Newspapers
Final Public Meeting	Present Findings, discuss and decide next steps	End of Assessment	Open to all with Q&A

7. **Expenditure of Existing Grant Funds:** Not Applicable
8. **Contractors and Named Subrecipients:** Not Applicable