



233 Cascade Street,
Wolf Point, MT 59201
www.gndc.org
Phone: 406-653-2590 ext. 206
Email: tmatejovsky@gndc.org

APPLICATION INFORMATION SHEET

R08-26-A-015

1. Applicant Identification

Great Northern Development Corporation (GNDC)
233 Cascade Street
Wolf Point, Montana 59201

2. Website URL: (lead) www.gndc.org;
(non-lead) www.epedc.com; (non-lead) www.semhc.org

3. Funding Requested

- a. Assessment Grant Type: Coalition
b. Federal Funds Requested: \$1,500,000

4. Location

- a. Cities: 29 cities and 11 census-designated places, all rural (no one city/town has more than 8500 people) across a 16-county service area.
b. Counties (EMBC Geographic Boundary):
GNDC (Lead): Valley, Daniels, Sheridan, Roosevelt, Richland, McCone, Garfield,
Eastern Plains Economic Development Corporation (Non-Lead): Carter, Dawson, Fallon,
Prairie, Wibaux
Southeastern Montana Economic Development Corporation: Custer, Rosebud, Powder
River, Treasure
c. State or reservation: Montana; Fort Peck Assiniboine & Sioux Reservation; Northern
Cheyenne Reservation

5. Coalition Members' Target Areas and Priority Site Information

- Coalition Members:
 - Great Northern Development Corporation (GNDC), Lead
 - Eastern Plains Economic Development Corporation (EPDC), non-Lead
 - Southeastern Montana Economic Development Corporation (SEMDC), non-Lead
- Target Areas
 - GNDC: Roosevelt County
 - EPEDC: Dawson County
 - SEMDC: Rosebud County
- Priority Sites and Associated Target Area:
 - GNDC: Assiniboine & Sioux Industrial Complex 205 Industrial Park, Poplar, MT, 59255; the associated target area is Roosevelt County
 - EPEDC: Former Courthouse Texaco site 405 W. Bell Street, Glendive, MT 59330; the associated target area is Dawson County

- SEMDC: Forsyth Dry Cleaner, 137 Main St., Forsyth, MT 59327; the associated target area is Rosebud County

6. Contacts:

a. Project Director:

Karly Lacock, Eastern Montana Brownfields Coalition Program Manager
 (406) 653-2590 ext. 210
projectadmin@gndc.org
 233 Cascade St., Wolf Point, MT 59201

b. Chief Executive/Highest Ranking Elected Official:

Tori Matejovsky, GNDC Executive Director
 (406) 653-2590 ext. 206
tmatejovsky@gndc.org
 233 Cascade St., Wolf Point, MT 59201

7. Population

- GNDC Target Area Priority Site:
 - Town of Poplar: 810
 - Roosevelt County: 10799
- EPEDC Target Area Priority Site:
 - City of Glendive: 4935
 - Dawson County: 8915
- SEMDC Target Area Priority Site:
 - City of Forsyth: 1682
 - Rosebud County: 8628

8. Other Factors:

Other Factors	Page #
Community Population is 15,000 or less	1
The applicant is, or will assist, a federally recognized Indian tribe or United States Territory.	1
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 continuous or partially continuous with a body of water but for a street, road, or other public thoroughfare separating them).	N/A
The priority site(s) is in a federally designated flood plain.	N/A
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	N/A
The reuse of the priority site(s) will incorporate energy efficiency measures.	N/A
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	N/A

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.	1

9. Letter from the State or Tribal Environmental Authority: A letter of acknowledgement and support for this application from the Montana Department of Environmental Quality is attached.

10. Releasing Copies of Applications N/A



January 15, 2026

Tori Matejovsky
Executive Director
Great Northern Development Corporation
233 Cascade Street
Wolf Point, MT 59201

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

Dear Ms. Matejovsky,

I am writing to express Montana Department of Environmental Quality's (DEQ's) support for Great Northern 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 a fifteen-county area in eastern Montana. The fifteen counties include Valley, Daniels, Sheridan, Roosevelt, McCone, Garfield, Dawson, Prairie, Wibaux, Fallon, Custer, Rosebud, Treasure, Powder River, Richland, and Carter. DEQ understands that this funding is essential in Great Northern 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 Cort Walsh at (406) 444-6639 or Cortney.Walsh@mt.gov.

Sincerely,

DocuSigned by:

DB2E8B9096174A7
Amy Steinmetz, Administrator
DEQ Waste Management & Remediation Division

cc: Cort Walsh, DEQ Brownfields Coordinator, Cortney.Walsh@mt.gov
Jason Seyler, DEQ Brownfields Coordinator, jseyler@mt.gov

1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION

Coalition Members, Target Area, and Brownfields a. **Coalition Members:** Great Northern Development Corporation (GNDC) is the lead applicant for this Brownfields Coalition Application. GNDC is a 501(c)(3) with a seven-county service area in northeast Montana. GNDC formed the Eastern Montana Brownfields Coalition (EMBC) in 2005 with the two non-lead members: Eastern Plains Economic Development Corporation (EPEDC), a 501(c)(3) nonprofit serving five counties, and Southeastern Montana Development Corporation (SEMDC), a 501(c)(3) nonprofit serving four counties. The mission of the EMBC is to empower eastern Montana communities by revitalizing properties and promoting environmental health, economic growth, and community resilience through collaborative and strategic Brownfields assessment and redevelopment initiatives. EPEDC and SEMDC are small nonprofit economic and community development organizations with two or fewer full-time employees, lacking the capacity and experience to manage EPA grant-funded projects. Neither non-lead member has ever received an EPA Brownfields MARC grant and relies on GNDC's over 30 years of experience managing federal, state, and private funds to address brownfields in their communities.

b. **Overview of Brownfield Challenges and Description of Target Areas:** **The geographic area for this grant is the service areas of all coalition members: Valley, Roosevelt, Sheridan, Daniels, McCone, Garfield, Richland, Carter, Dawson, Fallon, Prairie, Wibaux, Custer, Powder River, Rosebud, Treasure counties, including the Northern Cheyenne and Fort Peck Assiniboine & Sioux reservations.** The EMBC geographic area spans eastern Montana from the Canadian border in the north to Wyoming in the south, and North Dakota to the east. The vast EMBC geographic region (43,000 square miles) is characterized by small, rural communities (total EMBC population is only 79,973 residents) and is historically shaped by natural resource extraction (primarily mining and oil), railroad infrastructure, and agricultural processing. **Each coalition member has identified target areas** within their respective service regions that contain brownfield sites where contamination, blight, or uncertainty about environmental conditions currently act as barriers to redevelopment and economic revitalization: GNDC has identified Roosevelt County; EPEDC has identified Dawson County; and SEMDC has identified Rosebud County. Over the past fifty years, population decline, contraction of oil and coal resource extraction, and agricultural industry consolidation have left abandoned commercial and industrial buildings, many of which are of an age likely to contain lead-based paint (LBP), asbestos-containing materials (ACMs), and outdated or leaking underground storage tanks (USTs). Many brownfields in the EMBC region and target areas stem from the boom-and-bust cycles of extractive industries. The decline of coal mining because of the closure of two coal-fired units in Colstrip, and lumber operations in Rosebud County triggered ripple effects across the region, including the consolidation of BNSF Railway operations in Dawson County. Once a key regional hub for hauling eastern Montana coal, BNSF significantly reduced its workforce and operations in Dawson County, leaving behind multiple vacant industrial buildings and derelict properties. Because rail transport played a major role in both exporting coal and moving agricultural products and supplies for much of the 20th century, many of these legacy sites are concentrated in downtown cores or near residential neighborhoods, where contamination poses greater health and redevelopment challenges. The target areas identified by EMBC are also dotted with abandoned grain elevators, petroleum bulk plants, fertilizer and chemical mixing facilities, and railroad spurs that once served as lifelines for small-town economies but are now inactive or blighted. These sites frequently present risks of petroleum contamination, nitrates, ammonium compounds, and other pesticide and herbicide residues in soil and groundwater.

c. **Description of the Priority Brownfields Sites** Across the EMBC target areas, coalition members have identified 36 potential brownfield sites based on property owner inquiries and staff site reconnaissance. These include 26 sites in Roosevelt County, 3 in Dawson County, and 7 in Rosebud County. Given the age and former uses of brownfields identified in the target areas, suspected contaminants at priority sites include: ACM and LBP in older structures; petroleum hydrocarbons and polycyclic aromatic hydrocarbons (PAH's) from USTs, fueling operations, and diesel vehicle maintenance; chlorinated solvents such as perchloroethylene PCE) and trichloroethylene (TC) from dry cleaning and metal degreasing; and heavy metals such as arsenic, cadmium

and chromium, especially near former industrial sites. These sites not only pose potential environmental and health risks, but also create visual blight, deter reinvestment, and limit critical redevelopment opportunities in core commercial and residential areas. The coalition will complete two priority site assessments in each member's respective target areas. Each coalition member has identified a priority site for this application that exemplifies these conditions and reflects an opportunity for reuse aligned with community goals. **GNDC has identified A&S Industrial Complex (A&S) at 205 Industrial Park, Poplar, MT, in the Roosevelt County target area as a priority site.** A&S is located in the Town of Poplar, which is also the seat of the Fort Peck Assiniboine & Sioux Tribal Reservation. A&S has been identified as a priority site due to its historical use, current state of disuse and deterioration, and potential for reuse. The 45-acre site contains multiple buildings, including a large industrial warehouse, totaling 115,000 square feet, and a BNSF-certified rail spur. Originally constructed in the early 1970's, the facility served as a metal fabrication, manufacturing, and industrial site, employing up to 500 people. A targeted assessment of the east end of the main warehouse, completed in 2024 (prior to demolition of that portion due to severe degradation), confirmed the presence of ACM and LBP. Additionally, historical operations suggest the potential presence of petroleum-related contaminants, metals, polychlorinated biphenyl's (PCBs), and chlorinated solvents associated with industrial equipment maintenance and rail activities in other structures on the site. With its location adjacent to the BNSF rail line and its prior use in industrial manufacturing, the site represents both a legacy of economic activity and a significant barrier to redevelopment. The structures are no longer safe for occupancy and present potential environmental hazards to nearby residents and the Poplar and Missouri Rivers, which are less than a mile from the site. The Fort Peck Tribes and GNDC have prioritized this site for assessment and eventual cleanup in order to catalyze redevelopment that meets current community needs. Reuse plans include potential light industrial or workforce training uses that align with the Tribes' comprehensive economic development strategy. **The EPEDC has identified the Former Courthouse Texaco site at 405 W. Bell Street, Glendive, MT, in the Dawson County target area as a priority site.** This vacant property, a former Texaco gas station that was last operational in 1973, is in downtown Glendive and adjacent to a popular walking path along the Yellowstone River. Decades of vacancy and known petroleum contamination have hindered redevelopment, yet the site remains a potential catalyst for downtown revitalization. The site includes a small vacant building constructed in 1948, which is suspected to contain ACM and LBP. The current property owner, who is not a Potential Responsible Party, has contacted both the Montana Department of Environmental Quality (DEQ) and EMBC seeking assistance with assessment and remediation. The owner is motivated to return the site to productive use and has expressed interest in transforming the property into green space or a new commercial use that supports small business development. EPEDC has prioritized this site because of its potential to serve as a catalyst for downtown economic growth and community beautification. The site reuse aligns with local revitalization strategies developed in response to the economic impact of BNSF Railway's operational reductions in Glendive. As the community works to attract new residents and support small business creation, revitalizing this long-vacant property will support those efforts. **The SEMDC has identified the Forsyth Dry Cleaners, 137 Main St, Forsyth, MT, in the Rosebud County target area** as a priority site due to its location, historical uses, and redevelopment potential in the core business district of Forsyth, a small rural community situated along Interstate 90. The building was originally constructed as a telephone switchboard facility and later converted to a dry-cleaning operation. The site's historical dry-cleaning use raises concerns regarding potential contamination from chlorinated solvents, making environmental assessment critical prior to redevelopment. This site is a priority for EMBC, as redevelopment of underutilized downtown areas is identified in regional planning efforts, including the SEMDC Comprehensive Economic Development Strategy (CEDS). Assessment is the first step to addressing environmental hazards, paving the way for reinvestment, supporting downtown revitalization efforts, and positioning Forsyth to better attract and retain residents, businesses, and private investments.

d. Identifying Additional Sites: EMBC maintains an inventory list, which currently includes approximately 250 sites across the 16-county EMBC region (the geographic boundary for this grant). New sites are identified

through ongoing engagement with local governments, community development partners, realtors, lenders, and inquiries from property owners seeking assistance for redevelopment. Sites located within census tracts identified as economically impoverished or disproportionately impacted and areas that meet criteria for underserved communities, will receive prioritization once priority sites are assessed. The coalition will complete two priority site assessments in each member's respective target area. The following criteria guide the selection of sites for eligible brownfields assessment activities, including Phase I/II Environmental Site Assessments (ESAs) and cleanup planning, ensuring that funds are directed to properties with redevelopment potential and community benefit:

- **Community-Identified Revitalization Goals:** Sites located within areas identified by the community for revitalization, particularly those included in comprehensive or economic development plans.
- **Owner Investment in Redevelopment:** Sites where property owners demonstrate financial commitment to redevelopment, as this investment supports sustainable reuse and economic viability.
- **In-fill Development:** Properties that could support redevelopment for in-fill projects that lead to affordable housing options, or commercial business development that results in job creation.
- **Environmental concerns Inhibiting Redevelopment:** Site with known or suspected environmental contamination that limits private investment or reuse.

The EMBC Brownfields Coalition Program Manager will screen each site using these criteria and present recommendations to the Brownfields steering committee, which convenes monthly to ensure that site selection aligns with Coalition priorities and regional development goals.

Revitalization of the Target Areas

1.e. Reuse Strategy and Alignment with Revitalization Plans: GNDC Target Area Site: The reuse strategy for the Fort Peck Tribes' A&S Industrial Complex in Poplar aligns closely with the Fort Peck Tribes' CEDS (Goal 5) and GNDC's CEDS (Strategy 1.6). The primary objective is to assess and remediate any contamination to enable the expansion of West Electronics, a tribally owned small manufacturing enterprise, and to attract other manufacturing entities. The Fort Peck Tribes' CEDS specifically promotes the A&S Industrial Complex as a key site for expanding manufacturing capabilities to support tribal economic growth (FPT CEDS, 2020). Additionally, the site benefits from a BNSF-certified rail spur, which facilitates logistics and makes the property attractive for larger-scale manufacturing and distribution. GNDC's CEDS further underscores the importance of collaborating with the Fort Peck Tribes to achieve mutual goals, including attracting new businesses and supporting economic diversification on the Fort Peck Reservation and in surrounding areas (GNDC CEDS, 2022). **EPEDC Target Area Site:** The reuse strategy of the Former Courthouse Texaco site aligns with Dawson County's revitalization goals, as highlighted in the EPEDC Comprehensive Economic Development Strategy (CEDS). Addressing contamination at this site will support public health and attract new investment to an area heavily impacted by recent disasters, including fires that destroyed two hotels in the downtown corridor. The redevelopment strategy includes options to create much-needed green space for community use (addressing a current gap in downtown public spaces) or to develop the site for retail use to stimulate economic growth. Both options align with community goals to revitalize Glendive's downtown and enhance the quality of life for residents and visitors. **SEMDC Target Area Site:** The reuse strategy for the Forsyth Dry Cleaners property aligns with regional and county-level revitalization goals to support economic stability and downtown reinvestments. Revitalizing underutilized and potentially contaminated properties in Forsyth's core business district supports broader community development goals documented in the Rosebud County Growth Policy, which guides decisions on land use, economic development, community services, and private investment (Rosebud County Growth Policy, 2025). SEMDEC Comprehensive Economic Development Strategy (CEDS) also reflects community input from Forsyth and the broader four-county region and supports projects that strengthen local commerce, encourage sustainable business growth, and enhance community livability. By facilitating assessment (and remediation, if needed) of this site, the property owner will be able to move forward with redevelopment plans to use the site for small business or workforce housing, which will encourage further private and public investment in the business community of Forsyth.

1.f. Outcomes and Benefits of Reuse Strategy: Assessment and redevelopment of the priority brownfield sites are expected to stimulate economic development by addressing environmental barriers hindering reinvestment, supporting business expansion, and strengthening local commercial and industrial centers. Each priority site has been identified by Coalition members because its reuse would generate economic benefits for small, rural communities with limited alternative development resources. Redevelopment of the A&S Industrial Complex in Poplar will support expansion of manufacturing operations and job creation, while redevelopment of sites in Glendive and Forsyth will strengthen downtown business districts, support housing or commercial reuse, and increase the local tax base and economic activity. Brownfield assessment will also improve local resilience to extreme weather events and natural disasters by addressing conditions that increase risk to people, property, and public investment. Many sites in the EMBC region, and especially the priority sites, contain aging structures, deferred maintenance, or known contamination that could worsen during flooding, severe storms, or other natural events. An environmental assessment will help identify risks to soil, groundwater, and building materials, allowing communities and property owners to make informed decisions that protect redevelopment investments and prevent future environmental or public health impacts. In river-adjacent or historically industrial areas such as Glendive and Poplar, assessment reduces the risk of contaminant migration during high-water events. In Forsyth, assessment will ensure that redevelopment, particularly those with potential residential reuse, meets appropriate safety standards before occupancy. At the A&S Industrial Complex, addressing environmental conditions will help preserve a strategically important industrial asset and prevent further deterioration that could disrupt employment or economic activity.

Strategy for Leveraging Resources

1.g. Resources Needed for Site Reuse The lead and non-lead Coalition members are well-positioned to leverage a wide range of funding sources to support additional site assessments, remediation, and reuse strategies at priority sites. Several potential funding sources are available for redevelopment of the A&S Industrial Complex (GNDC’s priority Site), including the Community Development Block Grant, US Economic Development Administration infrastructure funding, and New Market Tax Credits. The site’s rail access, size, and existing infrastructure make it competitive for site-readiness and job creation investments, especially with updated environmental data in hand. In Glendive, EPEDC is working with the local property owner and city officials to secure public and private funding for reuse. Depending on the results of assessment and cleanup activities, EPEDC will assist in leveraging the State of Montana Department of Commerce Big Sky Economic Development and Opportunities for Rural Economies programs, as well as Tax Increment Financing. Redevelopment as green or commercial space aligns with local priorities and is expected to attract additional investment in adjacent properties. SEMDC will use assessment results at the Forsyth Dy Cleaners site to support applications for the Montana Department of Commerce Opportunities for Rural Economies grant and loan funds to conduct market research and determine whether housing or commercial retail development provides a better reuse opportunity. Other funding sources, such as SBA lending and CDFI gap financing, will be explored as redevelopment options once market research is completed. By completing Ph I and Ph II assessments at the priority sites, the Coalition will reduce redevelopment risk, increase project viability, and stimulate follow-on investments from both public and private sectors.

Agency	Purpose/Role
Federal: Community Development Block Grant	Grant/loan financing for the redevelopment phase of priority sites such as A&S Industrial Complex in Poplar. Can be used to assist with redevelopment planning (preliminary architect/engineer reports, market or feasibility studies) as well as construction.
Federal: Economic Development	Grant/loan financing that can be used to assist with redevelopment planning (preliminary architect/engineer reports, market or feasibility studies) for projects

Administration	that are anticipated to create jobs, such as the former courthouse in Glendive and A&S Industrial Complex in Poplar.
Federal: EPA RLF	Funding is available for the remediation and cleanup of all three priority sites and other contaminated sites in the EMBC region, upon completion of assessment.
State: Montana Department of Environmental Quality	MT DEQ has available assessment and cleanup funds. Where applicable, EMBC has leveraged its existing cleanup RLF award, in combination with MT DEQ funding, to complete projects in the EMBC region.
State: Montana Opportunities for Rural Economies	Grant funds are available to private property owners, such as Forsyth Dry Cleaners, for planning (market and feasibility studies). Flexible loan funds up to \$2 million for business construction and expansion.

1.h. Use of Existing Infrastructure. All priority sites for this project are served by existing municipal water, sewer, and electricity infrastructure, reducing redevelopment costs. Each target area actively deployed ARPA funding for infrastructure enhancements, and local governments update growth policies and capital improvement plans every five years to address evolving needs. While some communities in the EMBC region face aging infrastructure challenges, state and federal initiatives support essential upgrades in vulnerable areas. If additional infrastructure needs arise during redevelopment planning, EMBC coalition members will pursue state and federal funding to address them.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

2.a. The Community's Need for Funding. The EMBC region, with a population of just 94,108 and no community with more than 8,500 residents, is predominantly rural, with a limited local tax base and limited financial resources for environmental assessment and redevelopment. Each of the three priority sites is in a small community that lacks the financial capacity to independently address environmental contamination or fund redevelopment. The region's average per capita income is \$33,987, below the Montana state average of \$37,837 and the national average (\$43,289) (US Census, 2023), underscoring the EMBC area's persistent economic challenges. All three target areas have lower median housing incomes and, in several census tracts, significantly higher poverty rates than state and national averages. The A&S Industrial Complex is in Poplar, Roosevelt County, where the poverty rate is 15.63% compared to 11.7% in Montana and 11.1% nationally (US Census, 2023). Roosevelt County is designated a persistent poverty county, having experienced poverty rates above 20% for over three decades. Local governments and site owners in these communities lack the resources to initiate environmental site assessments or prepare for redevelopment. Without EPA Brownfield funds, there is no feasible path for assessing, remediating, and reusing these properties. An EPA Assessment Coalition grant will enable both the identified priority sites and other sites in the EMBC region to leverage resources to address contamination, reduce blight, and promote economic resilience through sustainable redevelopment.

2.b. Health or Welfare of Sensitive Populations. The EMBC target areas include sensitive populations, children, elderly residents, and low-income households, who face persistent welfare challenges and are particularly vulnerable to environmental hazards. Roosevelt County, in the GNDC target area, is a Persistent Poverty County (US Census, 2023) with a poverty rate of 31.5%, more than double the national average, and high proportion of youth under 18 (33%). The reuse of the A&S Industrial Complex will address welfare concerns by enabling economic redevelopment that supports job creation and workforce participation, and by removing deteriorated infrastructure that may pose safety risks near residential areas. Dawson County, the EPEDC target area, includes a significant youth and senior population (over 40% combined) and limited healthcare access in rural areas. The Former Courthouse Texaco site is located along a community gateway

adjacent to the Yellowstone River. Assessment and reuse of this site will reduce blight and support the community's broader efforts to revitalize this corridor with public amenities or mixed-use development that can benefit families and seniors alike. In the SEMDC target area, Rosebud County has high rates of low-income households (44%) and challenges with rural service access. Forsyth residents have limited access to medical care, childcare, and downtown services. Assessment of the Dry Cleaners site will inform safe redevelopment in the heart of the community, eliminating contamination risk while creating new commercial or housing opportunities that support local welfare and resilience. Across the EMBC region, brownfields assessment will reduce environmental uncertainty, help identify current hazards, and unlock options for site reuse that support public health, access to services, and economic opportunity.

2.c. Greater Than Normal Incidence of Disease and Adverse Health Conditions. The EMBC counties consistently rank toward the lower end of health outcomes compared to other Montana counties, reflecting a greater burden of chronic disease and adverse health conditions associated with environmental and socioeconomic factors. According to the County Health Rankings & Roadmaps (University of Wisconsin Population Health Institute, 2022), several counties within the GNDC and SEMDC target areas have comparatively poorer overall health outcomes in the state, indicating higher rates of premature death, poor self-reported health, and other negative health indicators. Statewide data also show that cancer and heart disease are the leading causes of premature death in Montana, underscoring the relevance of these conditions in rural communities where access to healthcare and preventative services is limited (MT DPHHS Health Assessment, 2023). Although county-specific rates for cancer, asthma, and heart disease vary and are unavailable for some counties due to low-population data-suppression rules, the overall health outcome rankings and the prominence of these diseases statewide suggest that the EMBC target areas bear a similar or greater burden than state averages. The Brownfields assessment and reuse strategies proposed in this application will help identify and reduce potential exposure pathways that may contribute to adverse health conditions in these communities. Environmental site assessments will characterize contaminants in soil and groundwater at priority sites such as the A&S Industrial Complex in Poplar, where industrial legacy uses may be contributing to ongoing exposures; the Former courthouse Texaco site in Glendive, located near pedestrian and residential areas; and the Forsyth Dry Cleaners site, where chlorinated solvent use raises concerns about indoor and outdoor exposures. By generating site-specific data on environmental conditions at priority sites and other areas in the EMBC region, this project will support informed decision-making to protect community health, assist local planners and health officials, and lay the groundwork for remediation and redevelopment that reduce potential risks to vulnerable populations.

2.d. Economically Impoverished/Disproportionately Impacted Populations The EMBC region comprises deeply rural, historically under-resourced communities that continue to bear disproportionate environmental and economic burdens stemming from past industrial, governmental, and commercial operations. Many counties in the region experience persistent poverty, a lack of private-sector investment, and long-standing environmental challenges, with little to no local capacity to address them. Roosevelt County is a federally designated Persistent Poverty County with 20%+ poverty rates for over three decades. It is home to the Fort Peck Assiniboine & Sioux Tribes, who endured a legacy of underinvestment and environmental degradation linked to federal and industrial activity in the 1970's & 80's. Poplar's A&S Industrial Complex was once a military manufacturing facility, and its contamination remains a threat to the tribal community. The reuse strategy includes phased redevelopment that will remediate contamination, remove blight, and support new manufacturing and workforce training, generating long-term economic opportunities on the Reservation and surrounding communities. Dawson County faces economic isolation, limited access to healthcare, and insufficient resources to address contamination from aging or abandoned industrial and commercial properties. The priority site in Glendive is a former automotive and industrial location near the downtown core. Its redevelopment is expected to support small business growth, improve property values, and enhance community quality of life. Rosebud County, in the SEMDC target area, includes the community of Colstrip, a town with a history of coal-fired power generation. While Colstrip itself is not a priority site for this

application, it represents the regional impact of industrial-scale operations that have left environmental impacts and economic instability on small rural communities such as Forsyth. Assessment of the priority dry cleaner site in Forsyth allows for identification and mitigation of contamination risks. The reuse strategy will support job creation, housing, or civic uses, all of which will address the environmental and economic burdens disproportionately experienced by rural, low-income residents throughout Rosebud County. Across all three target areas, the grant will enable EMBC to identify and reduce contamination threats in communities with limited tax bases and significant socioeconomic vulnerabilities. The reuse strategies for each priority site are designed to directly benefit communities that bear disproportionate environmental and economic burdens by removing blight, promoting redevelopment, and reinvesting in the health and stability of historically marginalized populations.

Community Engagement

2.e & f Project Involvement and Roles Community involvement is vital to the success of the EMBC programs. Since its establishment in 2005, EMBC has built a comprehensive list of community-based organizations (CBOs) and individuals who support brownfields assessment and redevelopment. Coalition members collaborate with CBOs to continuously identify sites, educate communities on brownfields, and provide input on redevelopment efforts. Unlike other parts of the US, the EMBC region lacks organizations with a mission of environmental stewardship, so EMBC members have stepped into this role through their brownfields work. The table below lists long-standing partners and stakeholders, along with their commitment to supporting the EMBC mission.

Organization	Description	Point of Contact	Project Involvement/Role
Fort Peck Community College	Higher Education, Land-grant institution	Craig Smith - president csmith@fpcc.edu	Promote EPA student-training programs, provide meeting space, and provide training that leads directly to manufacturing jobs at Poplar A&S Industrial Complex upon redevelopment completion
Two Rivers Economic Growth	Local Development Organization	Lisa Koski Chamber@nemont.net	Educate members (business owners) regarding the availability of brownfield funds and help identify potential sites; advise on community planning and redevelopment designs that involve brownfield sites
Miles City Downtown Urban Renewal Commission	Local Development Organization	Todd Gillette Chair	Identify potential sites in downtown Miles City; work to find additional funding to redevelop brownfield sites in Miles City/Custer County as part of urban renewal planning.
Southeast Montana Area Revitalization Team (SMART)	Local Development Organization	Katherine Miller Executive Director smart@visitbakermontana.com	Community education on brownfields redevelopment, marketing of the brownfields program, and site identification
Glendive Chamber of Commerce & Agriculture	Chamber	Tacee DeSaye Executive Director glendivechamber@gmail.com	Education, marketing, site identification, revitalization planning for downtown, including the former Courthouse Texaco property site.

2.g. Incorporating Community Input The EMBC members hold annual public meetings, both in person and via Zoom, to gather input on economic development opportunities and site redevelopment priorities. Additionally, EMBC distributes electronic and paper surveys to solicit public feedback on proposed redevelopment sites. GNDC's Brownfields Community Involvement Plan (CIP) includes annual public meetings in each target area, one-on-one sessions with landowners and community leaders, and annual training for county commissioners and city officials. EMBC maintains a webpage with updates, posts quarterly on GNDC's social media, and conducts outreach via radio and print materials. Community input is incorporated to assess program impact, guide redevelopment priorities, and inform future EMBC applications to EPA programs.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

Description of Tasks/Activities and Outputs

3.a. Project Implementation, 3.b. Anticipated Project Schedule, 3.c. Task/Activity Lead and 3.d Outputs

GNDC requests \$1,500,000 in EPA Brownfield Assessment Coalition funds to implement the tasks and anticipated outcomes outlined below.

Task 1: Programmatic a. Project Implementation: Coalition member meetings, procurement of QEP, facilitate assessment by providing technical assistance (TA) to property owners, oversight and management of the EPA Cooperative Agreement Work Plan and terms and conditions. TA responsibilities include completing site eligibility questionnaires and site access, coordinating with governing bodies (EPA and DEQ) when necessary. Other programmatic responsibilities include maintaining the EMBC sit inventory list and cataloging completed ESA's, attending EPA conferences (2), quarterly reports in ACREs, financial reporting, and review of ESAs and cleanup/reuse plans (ABCA's). b. Anticipated Project Schedule: GNDC will procure a Qualified Environmental Professional (QEP) in accordance with 40 CFR 20.40-30.48 in quarter 1 to assist with environmental assessments, cleanup planning, and cleanup oversight. A kickoff meeting with the EMBC and QEP will take place in quarter 2. A grant management system will be established for this EPA award, using GNDC's current CMR (Salesforce) to ensure all reporting is completed on time and all necessary records and documentation are retained. c. Task/Activity Lead: GNDC Brownfields Coordinator. d. Outputs: 8 EMBC steering committee meetings, meetings with property owners, ACREs data entries, 16 quarterly and financial reports, 1 closeout report, and documentation of QEP procurement.

Task 2: Community Outreach a. Project Implementation: GNDC will update the 2018 Community Involvement Plan (CIP) and lead community outreach activities. Outreach activities include updating and distributing Brownfield fact sheets, collaborating with property owners and community groups (identified in section 2.f.) to identify potential Brownfield-eligible sites, maintaining the GNDC Brownfields webpage, organizing developer walkthroughs, and providing information on career opportunities in Brownfields redevelopment. GNDC will host Brownfields workshops in each target area to educate community members (financial institutions, realtors, land brokers, property owners, city/county officials, planners, etc.) about the EPA Brownfields program and EMBC's assessment and cleanup planning services. b. Anticipated Project Schedule: The CIP will launch immediately, beginning with a Q1 marketing campaign to announce the availability of EPA assessment funding and provide information on how to access the assessment assistance through EMBC. A public webinar on EPA assessments will take place in Q1 to provide information on the EMBC Assessment program. GNDC will host annual community meetings in each target area to provide updates on the progress of the award, priority site findings, and identified potential projects. The EMBC webpage will be continuously updated and include an input link for community members to provide feedback on redevelopment goals and site selection. c. Task/Activity Lead: GNDC Brownfields Coordinator. d. Outputs: 12 - Annual community meetings in each target area, public speaking engagements, number of marketing/media materials developed and distributed, number of public comments received through the EMBC webpage, 6 - Brownfields Workshops (in person and virtually).

Task 3: Brownfields Site Inventory a. Implementation: GNDC will work with the procured QEP to build upon the current inventory of potential brownfield sites maintained by EMBC staff. The QEP will develop a

comprehensive list of potential brownfield sites in the 16-county EMBC region. As part of the outreach task, the EMBC Brownfields Coordinator will distribute the inventory to community partners and to city and county leaders to support future planning and policy development. An interactive webpage hosted by GNDC will include a map of completed assessments and a database of existing known and potential Brownfields sites. The webpage will be maintained by GNDC. b. Anticipated Project Schedule: The comprehensive inventory of potential brownfield sites will begin in Q2 of the award, be completed by the end of year one, and be updated annually. The inventory will be shared as part of outreach efforts, and sites will be marketed on the interactive website to potential users (property owners, realtors, land brokers, lenders, community planners, etc.) throughout the life of the project. c. Task/Activity Lead: QEP and GNDC Brownfields Coordinator. d. Outputs: Comprehensive site inventory, interactive webpage

Task 4: Phase I and Phase II Site Assessment a. Project Implementation: Environmental site assessment (ESA) activities, including Ph I ESAs, Ph II ESAs, and Sampling Analysis Plans (SAP), and ESA reports. The QEP will also develop a Quality Assurance Project Plan (QAPP), updated annually as needed. b. Anticipated Project Schedule: GNDC will issue an RFP for QEP services and select a QEP in Q1 of project year one. A kickoff meeting with the QEP will take place at the start of Q2. GNDC will collaborate with priority site property owners to complete EPA eligibility determination and site access agreements in Q2 of year 1. The first assessments will begin in Q2 and be completed in Q4 of year 1, depending on QEP availability. GNDC will begin accepting additional assessment requests in Q2 of year 1, and the remaining assessment funds will be expended in years 3 and 4. c. Task/Activity Lead: QEP and GNDC Brownfields Coordinator. d. Outputs: Completion of up to 20 Ph I ESAs and 30 Ph II ESAs, with at least two sites assessed in each target area. Additional outputs include SAPs, ESA reports, and a QAPP.

Task 5: Cleanup Planning a. Project Implementation: The QEP procured for this project will complete cleanup planning in coordination with the property owners, community members (where applicable), and EMBC members. The QEP will also develop cleanup options and costs and identify redevelopment options based on community input. b. Anticipated Project Schedule: Cleanup planning for the first two priority sites will begin as soon as Q4 of year one. Additional cleanup planning activities will occur in years 2-4 as assessments are completed and redevelopment plans are developed. c. Task/Activity Lead: QEP d. Outputs: During the project period, at least 13 site-specific cleanup planning documents and ABCAs will be developed.

Budget Categories		Project Tasks					TOTAL
		Task 1 Programmatic	Task 2 Outreach	Task 3 Site Inventory	Task 4 Assessments	Task 5 Cleanup Planning	
Direct Costs	Personnel	\$75,000	\$40,000	\$5,000	\$0	\$0	\$120,000
	Fringe Benefits	\$18,750	\$10,000	\$1,250	\$0	\$0	\$30,000
	Travel	\$4,200	\$3,790	\$0	\$0	\$0	\$7,990
	Supplies	\$1,000	\$5,210	\$0	\$0	\$0	\$6,210
	Contractual	\$0	\$0	\$10,000	\$1,260,000	\$65,000	\$1,335,000
	Other	\$800	\$0	\$0	\$0	\$0	\$800
Total Direct Costs		\$99,750	\$59,000	\$16,250	\$1,260,000	\$65,000	\$1,500,000
Indirect Costs		\$0	\$0	\$0	\$0	\$0	\$0
Total Budget		\$99,750	\$59,000	\$16,250	\$1,260,000	\$65,000	\$1,500,000

3.e. Cost Estimates: Anticipated cost estimates are based on previous Brownfields experience and time and effort estimates based on data retrieved from GNDC’s Salesforce customer relationship management system. Fringe benefits are calculated at 25% of personnel costs noted in tasks 1, 2, and 3. 89% of the budget will be spent on site-specific assessment and cleanup/reuse planning activities. Contractual cost estimates for Task 4 and 5 activities are based on similarly sized and types of projects recently conducted by the Montana DEQ

Brownfields Program and EMBC brownfields projects. Cost estimates for consultant services for site inventory are based on outreach to QEP's. **GNDC is not seeking any indirect administrative costs.**

Task 1 Programmatic:

Personnel: GNDC estimates approximately 625 hours per year at \$30/hr (\$75,000 total) for programmatic activities, with 20% of that time spent on required reporting. The time budgeted for programmatic support is based on the GNDC staff's previous Brownfield assessment work plan management. Activities include: reporting (ACRES reporting, yearly financial reporting, quarterly reporting); coalition member meetings; procurement of Qualified Environmental Professional (QEP); facilitation of assessment activities by providing technical assistance to property owners (TA responsibilities include completing site eligibility questionnaires and site access, and facilitating meetings among QEPs, owners, and regulatory bodies); oversight and management of the EPA cooperative agreement work plan and terms and conditions; maintaining the EMBC site inventory list; review of ESA reports; cataloging complete ESAs; and attending EPA grantee quarterly calls; time to travel to priority sites to meet with property owners. Fringe benefits are calculated at 25% of salary. Travel expenses are based on EMBC staff travel to two EPA Region 8 meetings (Denver, CO), at \$2100 each (flight - \$820, hotel - \$900, federal per diem - \$340, ground travel-\$40). Other: Two registration fees to EPA region 8 conferences: \$800 (\$400x2). GNDC will cover travel costs to meet with priority site property owners as in-kind. Supplies: pens, paper - \$800 (\$200/year).

Task 2 Outreach: Personnel: Staff support time on outreach activities \$40,000 (333 hrs x \$30/hr) including updating the community outreach plan, development of website, outreach brochures/handout materials, social media content/posts; 12 community meetings; 2 In-person/virtual hybrid Brownfields Training Workshops. Travel: The geographic size of the EMBC region (approximately 4300 square miles) is considered when calculating the time and distance required to travel to meet with landowners and regulatory agencies. Travel budget is based on an estimated two trips to each of the priority sites (1268 miles at \$.725/mile= \$919.30) and at least six meetings at each coalition member location: Glendive (EPEDC) six trips = 1212 miles at \$.725/mile = \$878.70; Colstrip (SEMDC) six trips = 2748 miles at .725/mile = \$1992.30. Reimbursement for vehicle travel is based on the current federal mileage rate and may vary over the project period. EMBC is aware that the amount budgeted for travel will not support all necessary travel over the project period; additional travel expenses will be offered as in-kind support by GNDC. Supplies: Development of printed materials such as fact sheets, and workshop materials (1910 pages x \$1 page= \$1910), and marketing/advertising costs for community meetings (½ page printed ad at \$200 a print x 12 prints = \$2400). Facility use fees for six meetings at coalition member locations (\$75 per site x 12 meetings = \$900).

Task 3 Site Inventory: Personnel: Support with site inventory \$5000 (166hrs x \$30). Consultants: Cost to develop site inventory of 16 county EMBC service region - \$8,000 (80 hrs x \$100/hr); \$2,000 (lump sum cost to develop interactive/searchable webpage).

Task 4 Ph I and Ph II ESA: Contractual: 44 Phase I ESAs \$264,000 (\$6000 average cost/site x 44); 1 QAPP and updates \$6000 (40 hrs @ \$150/hr); 33 Phase II ESAs \$990,000 (\$30,000 average cost/site x 33).

Task 5: Cleanup Planning: Contractual: GNDC estimates completing 13 cleanup plans/ABCA's \$65,000 (\$5,000 each x 13).

3.f. Plan to Measure and Evaluate Environmental Progress and Results: The EMBC lead and non-lead members will meet monthly to review potential projects, monitor the progress of active assessment (and cleanup) projects, and track the progress of the grant project. GNDC will track and evaluate project progress by identifying completed deliverables and outputs each quarter, comparing them to the project schedule, and reporting them in quarterly updates to the EPA. All outputs, such as the number of public meetings, environmental assessments, and redevelopment plans, will be recorded in ACRES quarterly. GNDC uses Salesforce to monitor project accomplishments, track time and effort, and generate reports on progress toward goals and outcomes, including acres assessed, redevelopment dollars, and jobs created. GNDC, as the lead applicant, issues a quarterly report to coalition members and stakeholders, outlining opportunities from EPA, updates on current assessment and cleanup projects, and information on how to access EPA assistance

through EMBC. GNDC also maintains a page on its website dedicated to Brownfields services. If obstacles arise, GNDC will consult with the EPA project officer to develop a corrective action plan, ensuring the project remains on track to meet its goals within four years. GNDC, as the lead applicant, issues a quarterly report to coalition members and stakeholders, outlining opportunities from EPA, updates on current assessment and cleanup projects, and information on how to access EPA assistance through EMBC. GNDC also maintains a page on its website dedicated to Brownfields services.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability 4. a-c. Organizational Capacity, Organizational Structure, and Description of Key Staff

The lead coalition member, GNDC, is a 501(c)(3) nonprofit economic development organization with a mission to stimulate job creation and community engagement through strategic investments and partnerships. Governed by an 18-member board of directors comprised of local officials and business professionals, GNDC has over 30 years of experience in managing state, federal, and private grants. Currently, GNDC manages \$254,971.50 in state and federal grants for program delivery (small business technical assistance and community development) and operates a \$14.8 million revolving loan fund for small business financing and Brownfields cleanup. Annual single audits have yielded no findings for the past five years, demonstrating GNDC's strong financial management capability. The EMBC, comprised of GNDC and the two non-lead members, engages steering committee representatives from each coalition member's service area. Steering Committee members advise GNDC on priority sites in their target areas, review project progress reports, make site recommendations, and approve Brownfields RLF loans and subgrants in alignment with community needs and established Brownfields lending policies. This same structure will be used to administer these grant funds. GNDC's key staff bring expertise essential to executing this grant successfully:

Karly Lacock, EMBC Brownfields Coordinator: Oversees the cooperative agreement, budget preparation, EPA reporting, stakeholder engagement, QEP procurement and coordination, and community outreach. Mrs. Lacock will also be responsible for assisting property owners in accessing assessment funds, including obtaining EPA and DEQ approvals (when appropriate) and facilitating property access. In her role since 2023, she has been responsible for implementing and coordinating the Brownfields Revolving Loan Fund.

Tori Matejovsky, Executive Director: With nearly 20 years of experience in economic and community development, she is responsible for ensuring compliance with all cooperative agreement terms, reporting requirements, and budget management.

Missy Berger, Financial Officer: Mrs. Berger oversees the financial administration of all GNDC funds and has over 15 years of experience with federal fund management. She is responsible for grant drawdowns, budget tracking, and compliance with CERCLA and OMB financial regulations.

All staff have completed EPA and KSU-TAB training on management of EPA Brownfields awards, equipping them to execute Brownfields Cooperative Agreements effectively.

4.d Acquiring Additional

Resources A QEP will be sought to support site-specific activities under this grant. GNDC and the EMBC members are experienced in contracting services and managing sub-recipients required to complete a project. GNDC has successfully deployed funding from the Montana Department of Commerce, US Treasury, and USDA to support site redevelopment, business development, and expansion, and will coordinate across these tools to attract reinvestment at brownfields sites throughout the region. GNDC has established procurement policies and procedures that comply with all EPA and federal regulations. In Fall 2023, GNDC completed the EPA Form 6600 review without any findings. The 6600 review examined all GNDC policies and procedures for accounting and financial management (including payroll and travel), equipment purchase and procurement, Disadvantaged Business Enterprise procedures, match and sub-recipient tracking, and program income management.

Past Performance and Accomplishments

4.e. Currently Has or Previously Received an EPA Brownfields Grant. GNDC has been successfully administering EPA brownfields grants for 20 years, completing a total of 81 public meetings, 36 Phase I's, and 47 Phase II's.

Accomplishments

- 2010 Petroleum/Haz Sub RLF & 2022 supplement - \$2 Million and \$400,000 matching funds: 7 subgrants, 6 loans, 2 loan/subgrants, 15 cleanup plans. \$442,324.35 in petroleum funds were returned closeout (see explanation below). All outcomes were accurately reported in ACRES.
- 2014 Petroleum/Haz Sub ASMT - \$600k: 12 public meetings, 6 Ph I ESA, 15 Ph II ESA, 9 cleanup plans. Grant closed within 3 years, with the grant fully expended. Four assessments led to cleanup. All outcomes were accurately reported in ACRES.
- 2018 Petroleum/Haz Sub ASMT - \$600k: 9 public meetings, 11 Ph I ESA, 19 Ph II ESA, 8 SAP, 3 workplans, 18 properties received cleanup planning. 1 assessment led to cleanup. Award was closed in 4 years with the grant fully expended. All outcomes were accurately reported in ACRES.

(1) Compliance with Grant Requirements: GNDC has successfully managed previous EPA Brownfields Assessment grants, closing the 2010, 2014, and 2018 grants with full expenditure of funds and full compliance with all work plan goals, schedules, ACRES reporting, and terms and conditions. GNDC consistently met quarterly performance requirements, completed ACRES, MBE/WBE, and financial reporting, and submitted deliverables on time, ensuring that expended results were reported and all reporting obligations met.

Current Open EPA Award - 2023 RLF 4B00I01500: Awarded \$2,250,000, current balance of \$1,855,293.32 as of December 31, 2025. GNDC has worked closely with the Montana DEQ since the closeout of GNDC's 2018 assessment award to conduct brownfield assessments across the EMBC region utilizing DEQ's Targeted Brownfields Assessment funds. Many of these assessments have led to cleanup requests, creating a strong pipeline of projects. With these ongoing projects and the priority site assessments outlined in this application, GNDC is confident that RLF 4B00I01500 funds will be fully expended by the grant end date of September 30, 2028.

Recently Closed EPA Awards- 2010 RLF 93806801 and 2022 Supplemental Award: The initial cleanup RLF award of \$1,500,000 was received in 2010. In 2022, GNDC received a supplemental award of \$500,000 to anticipate additional funding for a large petroleum cleanup project at a former gas station in Wolf Point. The terms of the 2010 award and the 2022 supplemental award allocated funds separately for hazardous substances and petroleum projects. This designation, along with delays in DEQ's cleanup approval for the identified Wolf Point site, created barriers to funding deployment within the approved award period. Issues at the identified site that caused a delay in cleanup included the inability of the landowner to obtain approval from the Montana DEQ petroleum tank cleanup program to proceed with a proposed cleanup plan due to the DEQ's determination that there is no defined perimeter. DEQ has requested additional groundwater monitoring at this site as recently as January 5, 2026. It should be noted that this site has undergone several monitoring plans over the 25 years of known contamination, and several remediation alternatives have been implemented, yet no significant remediation has occurred. Currently, the QEP working for the landowner is demonstrating that removal of all contaminated soil is the only option for cleanup. Unfortunately, DEQ has not approved such a cleanup plan, and GNDC was unable to identify other petroleum sites that were clean-up-ready for which funds could be obligated prior to the award end date. As a result, at the conclusion of the award period (September 30, 2025), there was a balance of \$442,324.35 in unexpended petroleum funding that GNDC had designated for the identified petroleum site cleanup in Wolf Point.



Threshold Criteria

1. Applicant Eligibility:

- a. **Applicant Type:** Great Northern Development Corporation (GNDC), the lead coalition member and grant applicant, is eligible for the EPA Brownfields Assessment Coalition grant as a tax-exempt entity under 501(c)(3) of the Internal Revenue Code. See attached documentation.
- b. The lead applicant and non-lead member organizations are not exempt from 501(c)(4).
Non-lead Coalition members:
 - Eastern Plains Economic Development Corporation (EPEDC)
 - EPEDC is a 501(c)(3) nonprofit organization and is therefore eligible as a non-lead coalition member.
 - EPEDC is not an agency or instrumentality of or affiliated with the lead member
 - EPEDC is not an agency or instrumentality of or affiliated with another non-lead coalition member
 - Southeastern Montana Economic Development Corporation (SEMDC)
 - SEMDC is a 501(c)(3) nonprofit organization and is therefore eligible as a non-lead coalition member.
 - SEMDC is not an agency or instrumentality of or affiliated with the lead member
 - SEMDC is not an agency or instrumentality of or affiliated with another non-lead coalition member

2. Target Areas

- GNDC: Roosevelt County
- EPEDC: Dawson County
- SEMDC: Rosebud County

3. Non-lead Member(s) that Never Received an EPA MARC Grant

- EPEDC and SEMDC have not been recipients of an EPA MARC Grant

4. Legal Authority to Expend Grant Funds on Behalf of Non-Lead Coalition Members

- GNDC attests it has legal authority to expend grant funds on behalf of non-lead coalition members, per Article II. of GNDC's Bylaws (attached), that "GNDC is a corporation organized not for profit under the MCA as a Public benefit corporation to receive and administer funds for... improvement of the Great Northern District, Montana and surrounding area."

5. Coalition Agreement

Letters signed by each coalition member citing commitment to participate in the EPA Brownfield Assessment Coalition Grant are attached.

6. Community Involvement

Community involvement is vital to the success of the EMBC assessment and revolving loan fund programs. Since its establishment in 2005, EMBC has built a comprehensive list of community-based organizations (CBOs) and individuals who support brownfields assessment and redevelopment. Coalition members collaborate with CBOs to continuously identify sites, educate communities on brownfields, and provide input on redevelopment efforts. Unlike other parts of the US, the EMBC region lacks organizations with a mission of environmental stewardship, so EMBC members have stepped into this role through their brownfields work.

The EMBC members hold annual public meetings, both in person and via Zoom, to gather input on economic development opportunities and site redevelopment priorities. Additionally, EMBC distributes electronic and paper surveys to solicit public feedback on proposed redevelopment sites. GNDC's Brownfields Community Involvement Plan (CIP) includes annual public meetings in each target area, one-on-one sessions with landowners and community leaders, and annual training on EPA Brownfields programs for county commissioners and city officials. EMBC maintains a webpage with updates on projects and Brownfields resources, posts quarterly on GNDC's social media, and conducts outreach via radio and print materials. Community input is incorporated to assess program impact, guide redevelopment priorities, and inform future EMBC applications to EPA programs.

7. Expenditure of Existing Grant Funds

The lead member and all non-lead members do not have any open EPA Brownfields Assessment or Multipurpose grants.

8. Contractors and Named Subrecipients

- Contractors: GNDC has not selected a contractor for this project.
- Name Subrecipients: n/a

ATTACHMENTS TO THRESHOLD CRITERIA

A – DOCUMENTATION OF APPLICANT ELIGIBILITY

B – DOCUMENTATION OF NON-LEAD COALITION MEMBER ELIGIBILITY

C - DOCUMENTATION OF LEAD AUTHORITY TO EXPEND GRANT FUNDS

D – DOCUMENTATION OF NON-LEAD MEMBER COMMITMENTS TO PARTICIPATE