



Spring 2025



Current



Restoration Point 1930

Friends of Historic Hotel Libby

R08-26-C-014

FY26 BROWNFIELDS CLEANUP GRANT APPLICATION

Narrative Information Sheet

1. Applicant Identification:

Friends of Historic Hotel Libby
302 California Avenue
Libby, MT 59923

2. Social Media:

www.facebook.com/Friendsofhotellibby, www.facebook.com/HistoricHotelLibby

3. Funding Requested

- a. Grant Type: Single Site Cleanup
- b. Federal Funds Requested
 - i. Requested Amount: \$894,600.00
 - ii. Cost-share waiver is not applicable.

4. Location: Libby, Lincoln County, Montana.

5. Property Information:

Friends of Historic Hotel Libby/ Historic Hotel Libby
302 California Ave,
Libby, MT 59923



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6. Contacts

a. Project Director & Chief Executive:

Gail Burger

Title: Project Director

Address: 302 California Ave, Libby, MT 59923

Phone: 406-293-5311

Email: NorthernGail@montanasky.tv

7. Population:

The current population of Libby, Montana is 3,295 based on our projections of the latest US Census estimates (released May 2024).

8. Other Factors Checklist

| Applicable | Other Factors | Page # |
|------------|--|--------|
| | <i>None of the Other Factors are applicable.</i> | |
| X | Community population is 15,000 or less. | 2 |
| X | Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation from DEQ & in Narrative/Ranking | 2 |
| X | The reuse of of the proposed cleanup site will incorporate energy efficiency measures. | 9 |
| X | The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments. | 4 |

9. Releasing Copies of Application:

Not Applicable. We are not requesting confidential treatment.

Narrative/Ranking Criteria

C. Narrative/Ranking Criteria

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

a. Overview of Brownfields Challenges and Description of the Target Area: Historic Hotel Libby is located in the town of Libby, Lincoln County, Montana. We are requesting EPA funds to assist with the clean-up and future rehabilitation of the 126-year-old Historic Hote Libby). Libby sits in the upper Northwest corner of Montana, in the valley of the Cabinet Mountains to the Purcell Mountains. Libby sits next to the Kootenai River, a fishery known for world class trophy Trout, and beauty your eyes will never forget. Libby is also 73 miles south of the Canadian border connected to Libby by Highway 37 also known as California Avenue where Historic Hotel Libby sits. The connects to U.S. Highway 2, that runs through town and connects the urban center of Spokane, Washington to the Rocky Mountains and on to Glacier National Park in Montana. While its beauty and small population of 3,295 are attractive to developers and new residents, the town of Libby has a long history of environmental contamination. Libby has a long history of environmental contamination; mining companies began operating a vermiculite mine in Libby in 1919 and decades of vermiculite mining exposed miners and residents to toxic asbestos dust. The mine closed in 1990, and Libby was designated a Superfund site in 2002 because of the vermiculite and asbestos contamination. Libby is considered one of America's worst man-made environmental disasters and is the deadliest Superfund site in the nation's history. By 2010, the EPA had cleaned 1,460 businesses and residences, removing approximately 900,000 cubic yards of Asbestos Containing Material (ACM). Despite the cleanup and abatement of Libby Amphibole Asbestos, non-amphibole asbestos still plagued buildings such as Historic Hotel Libby.

We are applying for a \$894,600.00 cleanup grant to mitigate lead-based (LBP) paint, mercury containing thermostats, lead contaminated in the ground for old paint, non-expiring building permit and all other contaminants remaining in Historic Hotel Libby. Our \$894,600.00 request is also to cover all surprises a 126-year-old building holds, due to her sheer size and age only as you begin the process of removal and rehabilitation is when you see the complete and full story no matter how well the project is planned. This amount also allows for an increasingly unstable economy. Abatement will allow for the transformation of this Historic Property to once again be a valuable asset to our community and bring history to life for multiple generations to come.

b. Description of the Brownfield Site: Historic Hotel Libby is six city lots located in the heart of downtown Libby directly on Highway 37 to and from Canada. The Kootenai River is within walking distance from the Hotel, a nearby walking trails, dining and shopping. Historic Hotel Libby is a three-story building, approximately 22,100 square feet. While the building has not been used as a Hotel since 1977, it is currently home to two local businesses: Libby Area Business Association, a non-profit and Non-Profit Solutions and Grant Writing, and of course FHHL /HHL offices. Our lobby hosts gatherings and fundraisers for many groups, the Historic Hotel hosts paranormal investigators from around the world and has been featured on podcasts and tv globally, additionally we have been the site of a horror movie, along with weddings and parties.

Our Phase II environmental site assessment was completed in Spring of 2024 and identified vinyl and tile flooring containing asbestos inside the building mitigate lead-based (LBP) paint, mercury containing thermostats Also identified and removed was the exterior pink Transite Siding that covered our original wood shiplap siding with original paint from 1910 and is in magnificent condition.

Friends of Historic Hotel Libby is in the process of rehabilitating the 126-year-old property to reopen to the public. We can continue our forward motion, once cleanup is complete, as the current environmental conditions prevent us from finishing our project. In 2023 we secured Montana Historic preservation Funding to put on the new roof, which we began as soon as funding was available in August and completed it by November. Our

project was the first large project completed in our dollar range for this grant. We pride ourselves on being shovel ready before we request funding so that we can move quickly to complete the project.

Award of an EPA Brownfields Cleanup Grant would allow us to keep moving forward in the full rehabilitation of this grand hotel that is entrenched in Libby's History.

Revitalization of the Target Area

c. Reuse Strategy and Alignment with Revitalization Plans: Rehabilitation and restoration of Historic Hotel Libby includes 17 rooms in full 1930s era, Vaudeville style entertainment in the lobby with grand balls planned for the holiday seasons, catering kitchen with dining area, a hidden speakeasy serving mocktails for the whole family, and space for outdoor socialization and picnics. It is our goal to bring the by gone era of the 30s back to life at our Historic Hotel when things were simpler, however the hotel will have modern amenities hidden just out of sight such as microwaves and small refrigerators out of view in armoires. Once you step onto hotel property you will be transported back in time complete with bell hop. The cleanup and reuse of this site aligns with Libby's 2019 Comprehensive Economic Development Strategy (CEDS) by creating jobs and aligns with our recently updated Growth Policy in bringing back to use an underutilized property and adding much needed hospitality guest rooms for visitors to our beautiful town. Historic Hotel Libby is unique from any hotel in a 155-mile radius. We are a Destination Specialty Hotel, fully historical even in our rooms and suites. We offer family four room suites with two separate bedrooms and sitting rooms, jack and jill bathroom and hidden kitchenette. Historic Hotel Libby is regarded as one of the most haunted locations in the state of Montana. Once completed we have no doubt the booking will be sought after as we receive requests to book now for completion even though we don't have an opening date.

In 2005 the unemployment rate in Libby, Montana ranged from 3.8% in September 2021 to 28.2% in March 1991. The current unemployment rate for Libby is 3.7% in 2025. Since 2020 many job opportunities for make it possible for the younger generations to stay in their hometown and attract young families to Lincoln County." Historic Hotel Libby has created over 35 jobs in the last 5 years and once the hotel is open it will create a boost in our local economy in the form of jobs, utilizing local services and businesses and paying bed tax. In 2023 our roof project put \$65,000.00 directly into our community in 62 days. Lack of Hotels providing guest rooms for tourists and local visitors is identified as a weakness in our community.

d. Outcomes and Benefits of Reuse Strategy: Rehabilitation of the Hotel property will help stimulate the economy in Libby and spur economic development in the Libby Opportunity Zone. Cleanup of the hotel will create 22,100 square feet of space for reuse as a Historic and create 19 permanent jobs with a payroll estimated at \$45,130.00 per month. The primary outcome of this project will be the reuse of the existing building saving on resources and greenspace that would otherwise be used for new construction. As part of the development, the building will be equipped with a new, energy efficient central air heating system with air conditioning for each room and area throughout the hotel. FHHL will solicit bids for the heating and cooling system, as well as all other projects and select qualified contractors to complete the work.

Strategy for Leveraging Resources

e. Resources Needed for Site Characterization: The site has been fully characterized, to date. Should additional characterization be needed once cleanup and rehabilitation begins, we will reach out to Montana DEQ Brownfields or other applicable agencies for additional assessment.

f. Resources needed for Site Remediation: MT DEQ Brownfields in the amount of \$346,585.66 for total project to date. Kansas City University has pledged \$5,000.00 in services starting in 2024 until project completion. To date Friends of Historic Hotel Libby has received grants and services in the amount of \$1,045,064.86 assisting us in our rehabilitation efforts. It is important to note that some funding was managed by funder and not deposited into Hotel banking for disbursements.

g. Resources Needed for Site Reuse: Montana Historic Preservation Grant application is currently being prepared for new electrical throughout the building for and indicate it has been sought. We have previously received this grant and completed the project in 2024 for our roof.

| Name of Resource | Is the Resource for (1.e) Assessment, (1.f.) Remediation, or (1.g.) Reuse Activities? | Is the Resource Secured or Unsecured? | Additional Details or Information About the Resource |
|------------------|---|---------------------------------------|--|
| MHFG | electrical for site reuse | unsecured | Application will be submitted 2/20/26 |

h. Use of Existing Infrastructure: This site is located within the city limits of Libby and has adequate water, garbage, sewer, power, phone, and internet service. The hotel will be reused as a hotel as has always been intended.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

a. The Community’s Need for Funding: neither the town of Libby nor Friends of Historic Hotel Libby have the means to complete cleanup and rehabilitation of the historic property. The town of Libby is small (3,295 residents) with a poverty rate in Libby is over 19%; equaling 24% of the population, higher than the state Montana (11.7%), and the nation (10.6%). Wages in the county are significantly lower than those across the rest of Montana, averaging \$34,438 in 2017 compared to \$44,470 for the state. The median household income (\$39,044) compared to that of the United States (\$70,784) and significantly lower than the state (\$69,922). We also have a small property tax base, as only 8% of the land in Lincoln County is privately owned, with the rest being public land or owned by two large lumber companies. Taken together (low population and low wages), there is not access to public funds to address cleanup and redevelopment. An EPA brownfields cleanup grant is necessary to keep the restoration project moving forward.

b. Threats to Sensitive Populations (1) Health or Welfare of Sensitive Populations: The Libby population is an elderly one. In 2017, the median age of the county was 52.1 years compared to 39.8 years across the state of Montana. In addition to being at higher risk for illness, this aging population has different housing needs than younger, more able-bodied individuals. Food insecurity is also a major challenge for seniors and children in Lincoln County and Libby. In 2023, the nonprofit served more than 3,000 households, providing roughly 138,000 lbs of food. Seven out of ten families with children in Lincoln County participate in the Supplemental Nutrition Assistance Program (also known as food stamps or SNAP). This grant has the ability to provide substantial health benefits to sensitive populations in the community, beyond removing the risks to human health due to asbestos and LBP.

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: The Historic Hotel Libby had contaminated exterior siding containing asbestos that was removed in 2025. There is remaining asbestos in the tile flooring in the Lobby area at a 3% , a known cause of asbestosis, mesothelioma, and lung cancer.12 Lincoln County has one of the nation’s highest asbestos mortality rates.13 Over 400 people in Lincoln County have died of asbestos related illnesses and thousands more are sick. From 2011-2013 the lung and bronchus cancer rates in Lincoln County were 25% higher than rates in the State of Montana. Hospitalizations for asthma occur for Libby residents at a rate 25% higher than the state. Emergency room admissions for COPD occur at a rate of 53% higher in Libby than the state. Of particular concern in 2020, those with underlying lung disease face greater difficulty recovering from COVID-19. This project will reduce potential asbestos, LPB and exposure for local residents and will also mean less contaminants in our community.

d. Economically Impoverished/Disproportionately Impacted Populations: Libby is an Environmental Justice Community designated by the U.S. Department of Agriculture Natural Resources Conservation Services. To be classified as an environmental justice community, residents must be a minority and/or low-income group; excluded from the environmental setting and/or decision-making process; subject to a disproportionate impact from one or more environmental hazards; and experience a disparate implementation of environmental regulations, requirements, practices and activities in their communities. The town of Libby has long suffered the effects of asbestos-related illness, resulting from the vermiculite mined in the town and used in construction materials. In recent years, an estimated 800 residents are screened annually at the Center for

Asbestos Related Disease, a nonprofit medical clinic in Libby. Of those, health officials say 25% have been diagnosed with an asbestos-related condition. 16 Overall, 1 in 10 people in Libby have an asbestos-related illness. Cleanup of the Historic Hotel Libby will remove asbestos and other contaminants from a community that has been plagued with asbestos-related problems for years, with the clean-up and rehabilitation of Historic Hotel Libby, Friends of Historic Hotel Libby will be advancing by the removal of asbestos and other contaminants located in the heart of downtown Libby. This project also is a clear steppingstone in a forward motion to a better Libby.

Community Engagement

e. and f. Project Involvement and Project Roles: Several community partners have stepped up for this project. The table below lists select organizations and their commitments for this grant.

| Partner Name | POC Name, Email, Phone) | Specific Role |
|---|--|---|
| MT Brownfields & MT Department of Environmental Quality | Jason Seyler jseyler@mt.gov 406-444-6447 | Assit with Clean up oversight. |
| Newfields | Wilhelm Welzenbach 406-529-2577 wwelzenbach@newfields.com | Phase I & II, ABCA, abatement cleanup oversight |
| KSLI | Maggie Belanger Senior Director & TAB Regional Director (Region 8) 785-532-0782 | Consultants |
| BSPARK ARCHITECTURE | Sophia Sparklin AIA, LEED AP, WELL AP 406.453.0001 sophia@bsparkarch.com | PAR |

g. Incorporating Community Input: Community involvement has always been critical to the success of the proposed cleanup and redevelopment of this site. FHHL hosts project updates two to three times a year at public meetings and in the hotel lobby. Additionally, we run continuous updates are posted on Historic Hotel Libby and Friends of Historic Hotel Libby social media, our project is also closely followed by KPAX News and local newspapers. Brownfields and all EPA, DEQ cleanup activities will be incorporated into these existing project updates. Two additional community meetings, input from the meetings is always considered in clean-up, rehabilitation, restoration and other projects. All our Public meetings accommodate hearing and sight concerns through large print publications and the use of disabled-accessible facilities as needed. Friends of Historic Hotel Libby project Director will respond to all public comments in writing.

3. TASK DESCRIPTIONS, COST ESTIMATES AND MEASURING PROGRESS

a. Proposed Cleanup Plan: As outlined in the Phase II report (NewFields, 2023 and 2024), the following contaminants have been identified at the Historic Hotel Libby site and will be addressed with cleanup grant funding. Asbestos Containing Building Materials (ACBM), ACBM contains greater than one percent (>1%) asbestos ACBM on the Site to be abated include vinyl floor tile (VFT), vinyl sheet flooring, mastic, drywall surfacing, and window glazing. Special disposal of ACBMs is required by U.S. Environmental Protection Agency (EPA) and Montana DEQ and the landfill must be notified prior to disposal. Materials present on the Site containing less than 1% asbestos include drywall and joint compound. Although not classified as ACBMs per DEQ and EPA regulations, these materials are still considered hazardous to workers and require specific handling per Occupational Safety and Health Administration (OSHA) requirements. Materials with less than 1% asbestos must also be disposed of per local landfill and DEQ regulations.

Removal and replacement of lead glass windows on entire building with look-alike from the Pella Heritage Series. The current windows were put in place in 1910 and while the glass is beautiful it is not practical for heating the building. The window frames are rotten and, in some cases, barely holding the glass in place, this also includes sashes and wood frames holding the window casements in the building. The window glass is lead based and the frames are all painted with lead-based paint.

1910 Original Hotel Room Doors: These are of significant historic value and are painted in lead-based paint. To save the historically important feature the doors will need to be stripped of all paint and stained then coated with a sealant to preserve the wood once the paint has been stripped due to the chemicals drying out the wood. There 62 Doors in total. Paint with a lead content above 1.0 milligrams per square centimeter (mg/cm²) is considered LBP per Title 29 Code of Federal Regulations 1910.1025, Lead; Toxic and Hazardous Substances. LBP surfaces were found on interior and exterior walls, doors, door frames, door trim, columns, radiators, and window frames. Building components with LBP will be handled per OSHA regulations and disposed of following all applicable EPA regulations.

Lead was identified in the soil along the western (507 milligrams per kilogram (mg/kg) and southern (173 mg/kg) exteriors of the main building at levels above the most stringent DEQ Risk-Based Screening Level (RBSL) of 140 mg/kg for leaching to groundwater. Prior to disposal Lead-soil will undergo Toxicity Characteristic Leaching Procedure (TLCP) testing and exceedances above the regulatory level for leachable lead of 5.0 milligrams per liter (mg/L) may require special disposal at a local landfill per EPA regulations.

Universal waste includes two PCB ballasts, a mercury-containing thermostat, and 13 fluorescent light tubes on the ground floor of the main building. Per EPA regulations, universal waste requires disposal at a facility permitted to accept these materials.

Montana DEQ Brownfields hired Newfields and they hired an abatement contractor to encapsulate all lead-based paint with a lead-encapsulating primer, which is more cost-effective than full removal of all LBP. However, the encapsulation project is not complete and has several issues that include the encapsulant falling off the building as it was not properly prepared for encapsulant and cleaned of dirt and debris before spraying the encapsulant on the building. The contractor hired by Newfields to complete this abatement was asked to fix the issues several times only to make it worse and cause extensive damage to the building and roof. In addition to the asbestos and lead-based paint inspection, one mercury thermostat switch is still present in the building. These switches will be removed and recycled at a designated recycling facility.

The Libby Asbestos Superfund site work has recently been turned over to state agencies for regulatory oversight. The departure of the EPA has created a rippling effect on Libby's economy, as the direct economic impact resulting from the EPA cleanup efforts was estimated to be around \$9,000,000 a year, for 20 years, the EPA created and maintained jobs in Libby. With an unemployment rate that was already twice the state average due to the absence of local timber and mining industries

b. Description of Tasks/Activity and Outputs

Project Implementation, Anticipated Project Schedule, Tasks/ Activity and Outputs.

Task 1. Cooperative Agreement Oversight – b. Project Implementation: With a shovel ready project to begin soon as possible, FHHL will issue a Request for Proposals (RFP) for a Qualified Environmental Professional (QEP) and contractors following all applicable federal procurement guidelines. Friends of Historic Hotel Libby will prepare EPA quarterly reports, facilitate site access; and perform general grant management. **c. Anticipated Schedule:** May 2026 – October 2027. **d. Task Lead:** FHHL with assistance from QEP **e. Outputs:** QEP hired; 4

quarterly board updates; 4 EPA quarterly updates; 4 ACRES updates; two community meetings; ongoing social media updates that include photos.

Task 2. Marketing & Community Outreach – i. Project Implementation Friends of Historic Hotel Libby has a Community Relations Plan (CRP); 2 fact sheets; hold 2 public meetings; create opportunities to engage the local press; maintain project information on social media. **ii. Anticipated Schedule:** May 2026 – October 2027. **iii. Task Lead:** FHHL Project Director. **iv. Outputs:** 2 fact sheets; social media; 2 public meetings.

Task 3. Cleanup Planning and Oversight – i. Project Implementation Before initiating any work, the QEP or Qualified Contractor will draft a Quality Assurance Project Plan (QAPP). We have a finalized ABCA; Sampling and Analysis is complete, completed project bid format and current PAR (1.22.26). The QEP or Qualified Contractor will also ensure no contaminants remain on building surfaces. Once cleanup is complete, the QEP or Qualified Contractor will prepare a Cleanup Completion Report certifying all abatement and cleanup was completed in accordance with state and federal requirements. **ii Anticipated Schedule:** May 2026 – October 2027. **iii Task Lead:** QEP with input from FFHL. **iv. Outputs:** 1 QAPP; 1 CRP; 1 Clearance SAP; 1 Cleanup Completion Report.

Task 4. Cleanup – i. Project Implementation Supervised or completed by the QEP, or licensed qualified contractor will remove ACBM, Qualified Painter will encapsulate LBP, and DEP will remove mercury thermostat switches. **ii Anticipated Schedule:** May 2026 –October 2027. **iii Task Lead:** QEP, Qualified Contractor and or FHHL Project Director. **iv Outputs:** 8 ACBM abated.

Task 5. Site Reuse Visioning – i. Project Implementation Friends of Historic Hotel Libby is rehabilitating the hotel back to 1930 for opening as a Historic Hotel with 17 rooms to the public. A PAR of the whole project was completed 1.22.26. **ii Anticipated Schedule:** June 2026 – Ongoing until whole project completion estimated 2031. **iii Task Lead:** Project Director. **iv. Outputs:** Non expiring building permit, useable main floor lobby, building ready for restoration starting with electric, plumbing, heating, insulation, drywall, interior fixtures that are plumbing related to continue down to drapes and other amenities in 2030, with estimated opening in 2031.

f. Cost Estimates: Friends of Historic Hotel Libby plans to contribute with community outreach and agreement oversight. As shown in the table, 100% of the federal funds requested will go toward cleanup planning, cleanup, cleanup oversight, and site reuse visioning, grant would be used for planning, such as a non-expiring building permit is necessary to allow for shovel ready projects to be streamlines in timelines.

| Budget Categories | Project Tasks (5) | | | | Total |
|--|-------------------|------------------|----------------------|----------------------|--------------|
| | Project Reimburse | Site Remediation | Interior Containment | Administrative Costs | |
| Personnel | | | | \$42,600.00 | \$42,600.00 |
| Fringe Benefits | | | | | |
| Travel ¹ | | | | | |
| Equipment ² | | | | | |
| Supplies | | | | | |
| Contractual | | | | | |
| Construction ³ | | \$820,000.00 | \$22,000.00 | | \$842,000.00 |
| Other (include subawards, conference registration fees, and specific participant support costs such as stipends) (specify type) ⁴ | \$30,000.00 | | | | \$30,000.00 |
| Total Direct Costs⁵ | \$30,000.00 | \$840,000.00 | \$22,000.00 | \$42,600.00 | \$894,600.00 |
| Indirect Costs ⁶ | | | | | |
| Total Budget (Total Direct Costs + Indirect Costs) | \$30,000.00 | \$840,000.00 | \$22,000.00 | \$42,600.00 | \$894,600.00 |

The following explains how costs shown in the Project Budget table were developed: Personnel costs: \$0, Fringe benefits; \$0, Travel: \$0, Equipment; \$0. Supplies; \$0, Contractual: \$0, Other: for permit 30,000.00, Administrative Cost: \$42,600.00, Construction; \$822,000.00
 Cost. Total Project \$894,600.00

g. Measuring Environmental Results: Each quarter, completed project deliverables and outputs will be compared to our quarterly schedule for the grant and be reported in our quarterly report. All outputs will also be reported in ACRES quarterly. If any obstacles arise in completing a deliverable, we will discuss the situation with our EPA project officer and develop a plan to achieve the output in our workplan. Outcomes will be tracked and measured by quarterly conversations. Anticipated outputs for this grant include: public meetings areas, 1 QAPP, 1 Clearance SAP, 1 bid manual, 8 ACBM abated, new soil around building, lead paint encapsulated or removed, vinyl flooring and tile removed and in one area possibility of encapsulation of tile flooring to place new wood flooring over, with exterior of building lead paint encapsulated and final paint applied to ensure encapsulant stays in place. and 1 mercury thermostat removed, doors stripped of lead paint and sealed to retain wood integrity of 126-year-old doors. Anticipated outcomes for this grant include new jobs added to our community, historic meeting rooms added in our community; increased property tax revenue for the county; a bed tax; a unique destination hotel; increased tourism; increased revenue for our community, both by direct services to the hotel and by visitors.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability

a. & b. Organizational Structure and Description of Key Staff: Friends of Historic Hotel Libby Project Director is well-qualified to manage an EPA Brownfields Cleanup Grant, as evidenced by our long-standing grant funding and project completion.

Gail Burger: FHHL Project Director has extensive history with the hotel and rehabilitation oversight on large projects. She has been directly involved in every rehabilitation project at the hotel since 2010. Mrs. Burger is well versed and experienced in all aspects of keeping the project on course and in budget, with experience with the MHPG financial procedures. There have been many successful projects under Mrs. Burger's direction rehabilitation of the first flight of the grand staircase in 2013, bringing the lobby to practical use for visitors and providing an event space for hotel fundraisers and the public. Next there was a large box elder tree that needed to be removed due to it starting to lift the roof and limbs growing through windows. It also was far too close to the building for roof work. Other projects include the removal of boarded over doorways, removal of non-original bathrooms on the 2nd and 3rd floors, removal of a large box style room in the old kitchen, installation of new furnace in the basement to bring heat to the caretakers quarters and the basement to keep the pipes from freezing and moving the water heater also to the basement from a random location in a hallway, replaced windows that had been boarded over for 30 years and many more small projects that keep a forward momentum even if it was small steps, but by far the most successful and largest project was the completion of the New Roof and Main Beams stabilizations. The new roof and main beam project put HHL over the top of the mountain that we had been struggling to climb. Several of the smaller projects were completed on a shoestring budget with minimal donations and completed by Mr. and Mrs. Burger

Richard Burger is head of hotel maintenance and volunteers his time to assist on the ground in daily clean-up and ensure a safe ground site. Mr. Burger has demolition experience and is also our quality control personnel for Historic Hotel Libby.

Friends of Historic Hotel Libby has formed a strong relationship with MT DEQ Brownfields and is proud to work with their top-notch staff and vast experience. Jason Sayer of DEQ brownfields is familiar with the hotel and his experience allows us to have a seamless transfer from project to project.

FHHL will also collaborate with the Department of Environmental Quality Brownfields, Montana Historic Societies and Preservation groups. FHHL will also collaborate with other entities as needed to ensure our project is completed in a timely manner with monetary efficiency and historical appearance correctness. FHHL

also works closely with Sam Sikes the City of Libby Planning Dept., Lincoln County Landfill to ensure proper disposal and Stable Building Inspector Nathan Brush for correct non expiring permits.

c. Acquiring Additional Resources: To gain additional grant management resources, Friends of Historic Hotel Libby has partnered with Montana DEQ Brownfields Program for clean-up assistance.

Their Environmental expertise and support have been a phenomenal help especially if we have question with conduct cleanup planning, cleanup oversight, cleanup, and cleanup reporting. We will also reach out to Maggie at KSU for document drafting assistance.

e. Past Performance and Accomplishments

Has not Received an EPA Clean up Grant but has Received Other State and Foundation assistance, along with MT DEQ Brownfields funding managed by MT DEQ Brownfields.

1. Purpose and Accomplishments: In addition to managing grant-funded projects like the Montana Historic Preservation Grant, Friends of Historic Hotel Libby has been awarded, and has successfully managed, over 350,000.00 in funding and ensures all grant requirements are fulfilled and all timelines met with no delays. Additionally, Friends of Historic Hotel Libby's Project Director requires staff, contractor lead, volunteer and other key persons to meet at least twice a month for project briefings, updates, and accounting. We like to be involved in the entire project without hampering the job being done, this keeps us fully informed of the historic buildings' "quirks" and special needs. A building this old always has something unseen that needs to be addressed, while we are down to frameworks in 82% of the building there is still potential for unseen issues. If an issue, quark or surprise is uncovered we immediately assess historical value, situation and propose a workable plan immediately to not hold up the project any longer than necessary.

Past Accomplishments:

Historic Hotel Libby has been under full rehabilitation and restoration since 2012, in the beginning it was mostly removing items stored in the 56-room hotel, removed a tree that was damaging the building and really getting an idea of what and how the project needed to proceed. Also, in 2012 we received our Historical Status Registration on the National Register of Historic Places. Now we are turning back the hands of time to 1930 and focusing on 17 guest rooms and fully restored lobby with dining/meeting area that will be open to the public along with other amazing amenities.

2026 full project Preliminary Architectural Report Draft completed in January to be finalized in February 2026/.

2025 MT DEQ Brownfields hired Abatement Contractors of Montana to remove the exterior transite siding containing asbestosis and to encapsulate the lead paint on the original siding underneath. The original siding was put in place in 1910 and painted in about 1924 with next paint being applied roughly 1935.

2024 saw DEQ testing, planning, drop ceiling removal, lobby furnishings sent to storage due to the use of the lobby for events and visitors, more planning, contractor bids, plans for the pink Transite siding to be removed and what should come next.

In 2023 we were awarded MHPG for a new roof and some main beam stabilization, we started on August 10th 2023 and were fully completed on November 30th, 2023, closing out the grant with a final draw and completion report to Montana Department of Commerce- Montana Historic Preservation Grant. Our 2023 roof project put \$60,000.00 into Libby local economy in 11 weeks, including over \$13,000.0 in Airbnb's owned by private community members. During the new roof project, we encountered several unseen issues that could only be seen once the old roof was removed, three different areas of the eaves had become completely detached from

the building from water damage rotting through the wood of our almost 9,000 square foot roof. Friends of Historic Hotel Libby Project Director, Hotel Maintenance and Lead on the construction crew immediately addressed the situation, formed a plan and within the hour had a plan to fix and continue if encountered elsewhere. Now we have a standard protocol of taking photos, send to XYZ, meet on the ground or meeting area, discuss, call expert if needed, remedy, move forward.

2022: spring storms took all our attention day and night and into fall when we just wanted it to freeze so the roof would have a sheet of ice to stop the incoming water.

2022 Project Director Gail Burger wrote the application for Montana Historic Preservation Grant funding a 300-page proposal with photos, spoke to Montana Legislature about the roof project. Our request placed high in ranking and funds were awarded in May and we started in August.

2020: Our roof went into catastrophic failure, with a quick and sudden decline after a wet spring and hot summer that started making racoon sized holes appear, the wet to dry decaying roof was done. That fall, a rainstorm brought water in through the roof in massive amounts that ran in rivers down the staircase to the second floor and threatened the future of the whole building. Friends of Historic Hotel Libby staff and caretakers placed over 40 small plastic swimming pools to catch in coming water on the third floor and 10 on the second, used two cases of Flexseal and expanding foam to fill holes and attempt to stop leaks.

2017-2019: Friends of Historic Hotel Libby spent time cleaning old furnishings, organization. Ground maintenance, and a lot of public relations, outreach grant preparation and fundraising. We had our Roof PAR and obtained estimates on what some project cost might look like.

In 2016 Friends of Historic Hotel Libby was formed and we received our Historic Hotel Status and began seeking grants funding. At first, we did small projects like replacing 48 broken and boarded over windows that had not shed light into the hotel in over 30 years. Lots of cleaning, and small band aid fixes to the roof.

2010 EPA remediated the building for Libby Asbestos and took the second and third floors down to studs and disconnected some plumbing and cut power to the second and third floors, making them ready for rehabilitation

The future:

Friends of Historic Hotel with a mission to rehabilitate, restore, preserve and protect Historic Hotel Libby will continue to remain true to our mission and keep a forward motion, sometimes that even means small steps. Your funding will allow FHHL to complete these important projects in rehabilitating the magnificent 126-year-old hotel to its historic 1930's grandeur. After this we can completely focus on the interior projects and quickly move forward to opening to the public permanently with 19 guestrooms, dining area, public meeting area, 2 community offices, hidden speakeasy and gift shop. Historic Hotel Libby will also offer Coram Grand Suites and room designs that are not offered in our area. The largest is a 4-room family suite that offers 2 bedrooms, 2 sitting areas and a Jack and Jill bathroom (shared in the center of the 4), with a hidden kitchenette. A standout difference in our hotel is the completely historic factor in each and every room, bathrooms, hallways and Lobby. We also feature a living museum aspect, which means as soon as you step onto the property you will be enjoying a trip to 1930s glamour complete with bellhops, broadcast "radio" programs in the lobby, prohibition-speakeasy inspired "drinks" mocktails in the back "hidden room". The closest rival to our unique Hotel is the

Historic Davenport in Spokane, WA. In hotel modern conveniences will exist; you just won't be able to see them until you engage them. (Wi-Fi or TVs with screen savers that look like oil paintings)

Historic Hotel Libby has a planned staff of over 19 positions and will utilize many local businesses such as florists, carpet cleaning services and caterers to bring in fresh baked goods until our catering kitchen is up and running, which will be at a later date to be determined after the re-opening of the Hotel. The Catering Kitchen will allow for community resources in startup deserts and sandwich businesses. It also makes it possible to have limited dining times and a select menu to reflect our original menu of 1930. There are many restaurants in our vicinity, so we will wait until the hotel is closer to opening to settle on one of our options. (We have 3 different plans we have drawn up.)

Historic Hotel Libby is used in our Community's Business District Growth and Revitalization plans as an example of under-utilized and blighted properties. We are changing that as quickly as we can; this is not a description we intend to keep, and we are quickly working toward making it necessary for that part to be rewritten. Historic Hotel Libby rehabilitation project has the full support of our Community, Local Businesses, Mayor and City Council, County Commissioners and MT Historic Preservation entities, as demonstrated by our attached letters of support.

The Hotel when fully completed will also contribute to our community economically in the form of Utility bills with an estimated total of \$55,000.00 for water and sewer per year or \$4,600.00 per month. The power is estimated at about \$5,000.00 per month or \$60,000.00 per year. This brings a potential total of over \$9,000.00 directly to our city; however, we do expect many increases in the prices of water and power before we are open. Also, our heat source and laundry equipment will factor in and can change. We used an estimated table for utilities based on today's prices at 3.50 per day in water and 5.00 per day in power per occupied room with additional added for common areas, Laundry and Kitchen. Once Historic Hotel Libby is open it will be open 24/7 year-round, as a hotel never locks its doors once it is open.

2 Compliance with Grant Requirements: FHHL has been required to adhere to stringent timelines, data outcomes, and budget restrictions to meet grant compliance on all funding sources. As part of our compliance requirements on Montana Historical Preservation Grants, FHHL ensured all grant requirements are fulfilled and all timelines met with no delays. We meet regularly with funders, assigned state grant consultants and funding accounting to review our action plans, to ensure all grant requirements and timelines are being fulfilled. Gail Burger directly oversees all budget expenditures to ensure compliance to grant requirements and financial dispersals. Our ability to comply with grant requirements and effectively track federal grant funds has allowed us to manage over \$350,000.00 in grant funds and donations since 2010, making Friends of Historic Hotel Libby a dependable and trustworthy grantee for a future EPA Brownfields Cleanup Grant for the Historic Hotel Libby Project.

D. Applicants Using Contractors and/or Subrecipients Contractors

Friends of Historic Hotle Libby will wait until a cooperative agreement is awarded, then we will put out a bid request following EPA guideline.

ATTACHMENT A: THRESHOLD CRITERIA RESPONSE

1. Applicant Eligibility: Friends of Historic Hotel Libby is an eligible applicant for an EPA Brownfields Cleanup Grant, as a registered 501 c 3 in the state of Montana. Document attached

2. Previously Awarded Cleanup Grants: The site proposed for cleanup has not received funding from previously awarded EPA Brownfields Cleanup Grant,

3. Expenditure of Existing Multipurpose Grant Funds: Not Applicable

4. Site Ownership: Friends of Historic Hotel Libby is the site owners; Copies of the deed transfer are included as Attachment C. Friends of Historic Hotel Libby will retain ownership throughout the period of the grant.

5. Basic Site Information:

- a) Site Name: Historic Hotel Libby
- b) Address: 302 California Avenue, Libby, MT 59923

6. Status and History of Contamination at the Site:

- a) Hazardous Substance vs. Petroleum
The site is contaminated by hazardous substances.

- b) Operational History and Current Use(s) of the Site
Historic Hotel Libby was built as an upscale hotel in 1898, opened in 1910 and operated as such until 1977. The property is currently used by Friends of Historic Hotel Libby for fundraisers in the lobby, caretakers live onsite and two additional businesses have remote offices here in the summer. (Primarily for storage due to current work.)

- c) Environmental Concerns
Asbestos-containing materials, lead-based paint, and mercury thermostat switches have been confirmed onsite.

- d) How the Site Became Contaminated and Extent of Contamination

The property became contaminated when hazardous building materials were used in construction in 1898, finishing in 1910 and upgrades in 1924, 1947 and 1948. During a Phase II Environmental Site Assessment (ESA) (NewFields, 2023), asbestos-containing building materials (ACBMs) and lead-based paint (LBP) were confirmed to be present on the first, second, third, and basement floors as well as on the Site's exterior. Soil containing lead above the Montana Department of Environmental Quality's (DEQ) risk-based screening levels (RBSLs) (Lead-soil) was confirmed along the south and west exteriors of the Site. A mercury thermostat, polychlorinated biphenyls (PCB) light ballasts, and fluorescent light tubes (herein known as "universal wastes") were present on the first floor. Building materials positive or assumed positive for contaminants:

Asbestos

Contain greater than one percent (>1%) asbestos (NewFields, 2023&2024).

Materials on the Site to be abated include vinyl floor tile (VFT), vinyl sheet flooring, mastic, drywall surfacing, and window glazing (Table 1). Special disposal of ACBMs is required by U.S. Environmental Protection Agency (EPA) and DEQ regulations and the landfill must be notified prior to disposal.

Materials present on the Site containing less than one percent (<1 percent) asbestos include drywall and joint compound (Table 1). Although not classified as ACBMs per DEQ and EPA regulations, these materials are still considered hazardous to workers and require specific handling per Occupational Safety and Health Administration (OSHA) requirements. Materials with <1 percent asbestos must also be disposed of per

local landfill and DEQ regulations.

Lead-Based Paint

Paint with a lead content above 1.0 milligrams per square centimeter (mg/cm²) is considered LBP per Title 29 Code of Federal Regulations 1910.1025, Lead; Toxic and Hazardous Substances. Per the Phase II ESA (NewFields, 2023), LBP surfaces were found on interior and exterior walls, doors, door frames, door trim, columns, radiators, and window frames (Table 2). Building components with LBP must be handled per OSHA regulations. Disposal of LBP or LBP components are governed by EPA regulations.

Lead-soil

Lead-soil was identified along the western and southern exteriors of the main building, and it contained lead at 507 milligrams per kilogram (mg/kg) and 173 mg/kg, respectively (Table 3), which is above the most stringent DEQ RBSL of 140 mg/kg for leaching to groundwater. Lead-soil exceeding the Toxicity Characteristic Leaching Procedure (TLCP) regulatory level for leachable lead of 5.0 milligrams per liter (mg/L) may require special disposal at a local landfill per EPA regulations (NewFields, 2023).

Universal Wastes

THREATS TO PUBLIC HEALTH AND/OR THE ENVIRONMENT

Universal wastes include two PCB ballasts, a mercury-containing thermostat, and 13 fluorescent lights tubes on the ground floor of the main building. Per EPA regulations, universal wastes require disposal at a facility permitted to accept these materials (NewFields, 2023).

When left intact and undisturbed, ACBMs do not pose an unacceptable health risk to people working or living in buildings or homes. However, if ACBMs deteriorate or are disturbed by renovation activities, asbestos fibers may be released into the air and present potential health concerns for building occupants through asbestos fiber inhalation. Inhaled fibers can become entrapped in the lungs and cause diseases such as asbestosis, lung cancer, and mesothelioma.

LBP also poses a potential health concern to building occupants through lead exposure by inhalation of lead dust, ingestion of lead dust, and absorption of lead through skin contact. Lead in soil around the site at concentrations also poses a potential health risk when above the residential direct contact RBSL of 200 mg/kg and the construction/industrial direct contact RBSL of 696 mg/kg. Lead in soil that possibly originated from LBP that has deposited on the soil or from other sources is an environmental concern through the potential of it leaching to groundwater when lead-soil levels are above 140 mg/kg.

Mercury-containing fluorescent light tubes and thermostats become an inhalation, ingestion or direct contact hazard if they are broken. PCBs are considered a carcinogen with similar exposure routes, and should be recycled, reused, or disposed of along with mercury-containing items at a facility permitted to accept these materials.

7. Brownfields Site Definition

Historic Hotel Libby is located in Operable Unit 4 of the Libby Asbestos Superfund site, which is listed on the National Priorities List (NPL). However, asbestos containing materials to be abated under this grant are not classified as amphibole asbestos, which is the focus of NPL cleanup, and are therefore not regulated by the EPA Superfund program (CERCLA).

Therefore, Historic Hotel Libby Cleanup Project meets the definition of a brownfield site and is, a) not listed or proposed for listing on the National Priorities List (NPL); b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and c) not subject to the jurisdiction,

custody, or control of the U.S. Government.

8. Environmental Assessment Required for Cleanup Grant Applications

The following assessments have been completed on the Historic Hotel Libby site:

- Phase I Environmental Site Assessment, 302 California Ave., Newfield's. April 2024.
- Phase II Environmental Site Assessment, 302 California Ave, Newfield's. August 2023.

The Phase I ESA was conducted in accordance with ASTM International (ASTM) e1527-13 Standard Practice (ASTM Standard; ASTM, 2013). The Phase II ESA was conducted in accordance with ASTM International (ASTM) E1903-11 Standard Practice (ASTM Standard; ASTM, 2011).

- Analysis of Brownfields Cleanup Alternatives (ABCA), 302 California Ave., Newfield's. October 2024.

9. Site Characterization

Letter from the state environmental authority is attached. The Phase II assessment completed by Newfields in August 2023 documents by an environmental professional sufficient site characterization for remediation work to begin on the site should cleanup grant funds be awarded.

10. Enforcement or Other Actions

Historic Hotel Libby is unaware of any ongoing or anticipated environmental enforcement or other actions related to the Hotel site.

11. Sites Requiring a Property-Specific Determination

Historic Hotel Libby is located in Operable Unit 4 of the Libby Asbestos Superfund site, which is listed on the National Priorities List (NPL). However, asbestos containing materials to be abated under this grant are not classified as amphibole asbestos and are therefore not regulated by the EPA Superfund program (CERCLA) and in Region 8 this site does not require a Property-Specific Determination.

12. Threshold Criteria Related to CERCLA/Petroleum Liability

a. Property Ownership Eligibility – Hazardous Substance Sites

The site is contaminated with hazardous substances, and Historic Hotel Libby asserts that it qualifies for EPA Brownfields Grant funding because the property is a 501 c 3.

The following information is provided to demonstrate that Friends of Historic Hotel Libby qualifies for the exception under CERCLA §104(k)(3)(E):

(a) Information on the Property Acquisition: Friends of Historic Hotel Libby property consists of six city lots in the heart of downtown Libby. In May of 2024 Richard and Gail Burger gifted the hotel to 501 c 3 Friends of Historic Hotel Libby. Copy of the deed filing are included as Attachment C.

(b) Pre-Purchase Inquiry: A Phase I Environmental Site Assessment following ASTM E1527-21 was completed on April 2024 through the MT DEQ Brownfields. The MT DEQ contractor, Newfields, performing the Phase I is an Environmental Professional (as defined in 40 CFR § 312.10).

(d) Historic Hotel Libby has not caused or contributed to any release of hazardous substances at the site. There has been no release of asbestos or lead-based paint, and there currently is not a threat of release to the environment. The Historic Hotel Libby building has remained intact and in good condition. Friends of Historic Hotel Libby has kept all windows, floor tile, mastic, and any other contaminants that were left behind from EPA Abatement intact to prevent any release of hazardous materials. The property is

currently used by Friends of Historic Hotel Libby for fundraisers in the lobby, caretakers live onsite and two additional businesses have remote offices here in the summer. Primarily for storage due to current work.

(e) Friends of Historic Hotel Libby has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

(e) (i) Historic Hotel Libby site does not have any land use restrictions nor institutional controls. Friends of Historic Hotel Libby have and will continue to (ii) cooperate with those performing environmental assessments and cleanup by providing access, (iii) will comply with all information requests and administrative subpoenas that have or may be issued in connection with the property; and (iv) provide any legally required notices.

b. Property Ownership Eligibility – Petroleum Sites

Property ownership eligibility for petroleum sites is not applicable for this project.

13. Cleanup Authority and Oversight Structure

a. Cleanup Oversight

As required under Montana law, asbestos abatement will be performed under permit from the Montana Department of Environmental Quality - Asbestos Control Program (ACP). The ACP permit requirements include a post-abatement inspection and clearance to ensure protection of human health and the environment. Under Montana law, cleanup of lead-based paint and mercury does not require enrollment in a state response program. Friends of Historic Hotel Libby will continue to consult with Montana DEQ/EPA to ensure that these aspects of the cleanup are protective of human health and the environment.

b. Neighboring Properties

Friends of Historic Hotel Libby Project is not expected to impact any adjacent or neighboring properties. However, should access to neighboring properties become necessary, Friends of Historic Hotel Libby Project Director will coordinate with the City of Libby Public Works Department, neighboring businesses, Friends of Historic Hotel Libby will also coordinate with the State of Montana Department of Transportation should access be necessary on U.S. Highway 37 (in front of the site). No additional access is anticipated for our project in mostly interior.

14. Community Notification

Friends of Historic Hotel Libby has provided the community with a notice of its intent to apply for an EPA Brownfields Cleanup Grant on November 29, 2025, and full announcement on December 4, 2025. A public notice was published on several social media related sites, and copies of the draft proposal and Analysis of Brownfield Cleanup Alternatives (ABCA), Phases I & II were made available to the public through the Friends of Historic Hotel Libby, Gail Burger, Historic Hotel Libby by email or in person printed copy. Friends of Historic Hotel Libby also held a public meeting on January 6th, 2025, at 1pm in the hotel Lobby to discuss the draft proposal and consider public comments. All copies of the draft proposal and Analysis of Brownfield Cleanup Alternatives (ABCA), Phases I & II were available at the public meeting. Public comments were accepted beginning 12/4/2025 through 1/06/2025.

15. Contractors and Name Subrecipients

Friends of Historic Hotel Libby will open bidding for Qualified Environmental Professional (QEP) or other Qualified Contractor to manage and oversee the cleanup, abatement contractor or other qualified contractors to conduct abatement and

removal of hazardous materials. Consistent with the competitive procurement provisions of 2 CFR §§ 200.317 through 200.326, Friends of Historic Hotel Libby will perform the following actions to ensure this technical expertise is in place prior to beginning cleanup activities:

- i) Issue a Request for Proposal to select a QEP.
- ii) Issue a Request for Bids to select an abatement contractor or qualified general contractor.
- iii) Solicitations will clearly set forth all requirements that the bidder shall fulfill in order for the bid or offer to be evaluated by Friends of Historic Hotel Libby.
- iv) Awards shall be made to the bidder or offeror whose bid or offer is responsive to the solicitation along with price, quality, and other factors considered.
- v) Contracts will be made only with responsible contractors who possess the potential ability to perform successfully under the terms and conditions of the proposed procurement.
- vi) Cost or price analysis will be made and documented in the procurement files in connection with every procurement action.
- vii) Procurement records and files for purchases in excess of the small purchase threshold shall include the following at a minimum: Basis for contractor selection; justification for lack of competition when competitive bids or offers are not obtained, and basis for award cost or price.

Copies of the following documents are provided in Attachment D:

1. Copy of ABCA;
2. Copy of the advertisement that demonstrates solicitation for comments on the application and when and where the public meeting will occur;
3. Summary of the comments received;
4. Friends of Historic Hotel Libby's response to the public comments; and
5. Meeting notes or summary from the public meeting; and,
6. Meeting sign-in sheets participant list.

Narrative Information Sheet Attachment
Letter from Montana Department of Environmental Quality
Additional Letters of Project Support



January 15, 2026

Friends of Historic Hotel Libby
Attn: Gail Burger
302 California Avenue
Libby, MT 59923

Re: Letter of Support: Friends of Historic Hotel Libby's Brownfields Cleanup Grant Application for the Historic Hotel Libby

Dear Ms. Burger:

I am writing to express the Montana Department of Environmental Quality's (DEQ's) support of the Friends of Historic Hotel Libby's efforts to obtain a U.S. Environmental Protection Agency Brownfields Cleanup Grant. Like many rural communities in Montana, Libby faces significant economic disadvantages due to its aging infrastructure, small population, high poverty rates, and low growth in wages and economic activity. In addition, the town of Libby has struggled with the economic and social burden of being located within the boundaries of two NPL Superfund sites (Libby Asbestos and Libby Groundwater NPL sites). Cleanup and revitalization of the property will achieve a number of goals important to both Historic Hotel Libby and the community such as removing blight and a safety hazard, creating jobs, and attracting new investment that can propel Libby's revitalization efforts forward.

Friends of Historic Hotel Libby has developed an application requesting site-specific federal Brownfields Cleanup funding for the Historic Hotel Libby located at 302 California Avenue in Libby, MT.

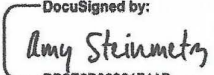
DEQ affirms:

- i. Friends of Historic Hotel Libby has requested DEQ oversight for the site;
- ii. The site is eligible to be overseen by DEQ's Asbestos Control Program and Brownfields program; and
- iii. Based upon the environmental site assessments DEQ has performed to date and information provided by the applicant, the DEQ Brownfields program concurs that the site has had a sufficient level of site characterization for the remediation work to begin.

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. Pending a successful proposal by the Friends of Hotel Libby, DEQ will continue to assist this organization with technical, planning, and financial resources toward the achievement of their redevelopment goals.

If you have any questions or comments about petroleum or hazardous substance Brownfields sites, please contact George Williams at 406-218-7410 or George.Williams@mt.gov.

Sincerely,

DocuSigned by:

Amy Steinmetz, Administrator
Waste Management and Remediation Division

cc: George Williams, DEQ Brownfields Coordinator, George.Williams@mt.gov.
Jason Seyler, DEQ Brownfields Coordinator, jseyler@mt.gov

Greg Gianforte, Governor | Sonja Nowakowski, Director | P.O. Box 200901 | Helena, MT 59620-0901 | (406) 444-2544 | www.deq.mt.gov