

B. Applicant Information Sheet

RO8-26-C-022

1. Application Identification
 - a. Name: Gateway Hartford, Inc.
 - b. 46324 Kelsey Drive, Hartford, SD 57033
2. Website URL: www.gatewayhartford.com is currently in development and will not be active for several weeks. The public should visit City Hall where information will be on file and records will be kept.
3. Funding Requested
 - a. Grant Type: Single Site Cleanup
 - b. Federal Funds Requested: \$3,806,950
4. Location
 - a. City: Hartford
 - b. County: Minnehaha
 - c. State: South Dakota
5. Property Information
 - a. Property Name: Former City of Hartford Wastewater Lagoons Site
 - b. Site Address: County Parcel: 16034; Map ID: 01-14-27-200-002-000; Legal Description: S1/2 NE1/4 (EX H-1) 27 102 51 Hartford City Unplatted.

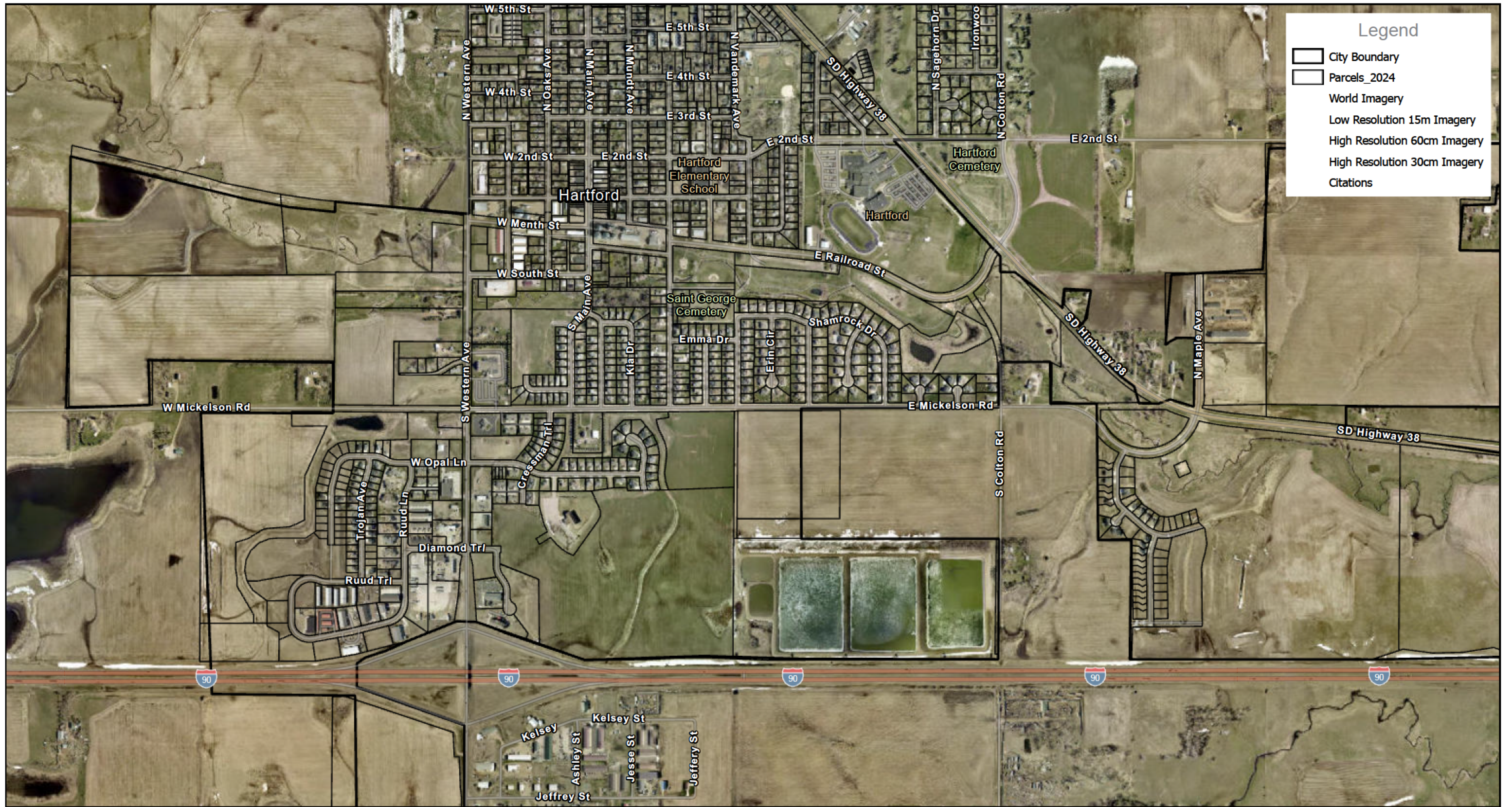
Map attached.

6. Contacts
 - a. Project Director
 - i. Keith Matthiesen
 - ii. 605.310.5084
 - iii. [REDACTED]
 - iv. 46324 Kelsey Drive, Hartford, SD 57033
 - b. Chief Executive/Highest-Ranking Elected Official
 - i. Keith Matthiesen
 - ii. 605.310.5084
 - iii. [REDACTED]
 - iv. 46324 Kelsey Drive, Hartford, SD 57033
7. Population: As of 2020, the population of the City of Hartford, South Dakota was 3,359.



8. Other Factors Applicants

Information On Other Factors	Page
Community population is 15,000 or less.	Page 1
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The proposed site(s) is impacted by mine-scarred land.	N/A
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.	N/A
The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	N/A
The proposed site(s) is in a federally designated flood plain.	N/A
The reuse of the proposed site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	N/A
The reuse of the proposed site(s) will incorporate energy efficiency measures.	Page 2
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	Page 2
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	N/A

9. Releasing Copies of Applications: CBI claims: N/A

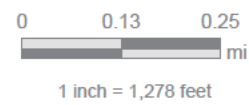


Legend

-  City Boundary
-  Parcels_2024
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

Friday, January 23, 2026

Author:



Hartford South Dakota



Narrative

(1) PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Overview of Brownfield Challenges and Description of Target Area

Gateway Hartford, Inc. seeks funding to remediate contamination at a former wastewater lagoon system located in the southeast corner of Hartford, South Dakota (Minnehaha County Parcel 16034).

The proposed cleanup site contains lagoon basins with accumulated municipal wastewater sludge and residual wastewater. These materials present environmental hazards and pose a risk to the surrounding community. The City of Hartford operated the lagoons for 22 years until 2023, when it began a multi-year, 30 million dollar capital commitment to construct a new wastewater treatment facility. Although the lagoons are no longer in active use, the remaining contamination poses a safety risk and meets the Brownfield definition under CERCLA 101(39).

Hartford is a rural community of approximately 3,300 residents and has spent the last decade envisioning what a thriving and healthy future looks like for all households. The lagoon property is identified within “Growth Area A” in the City of Hartford’s 2017 Comprehensive Plan, an area considered critical to meeting the community’s long-term growth needs. The West Central School District has acquired 25 acres immediately north of the site for a future school, and the remaining northern parcels are planned for future residential development. Through a series of community meetings and the adoption of the Community Development Plan in 2022, residents identified the lagoons as part of a “New Mixed-Use Freeway Frontage” concept that envisions commercial uses on the site to provide local jobs, access to essential services, and improved quality of life for residents.

Cleanup is essential to achieving this vision. EPA funding will remove contamination barriers that currently pose a risk to community health and restrict redevelopment, to support long-term community resilience and catalyze investment in surrounding parcels. Remediation of the wastewater lagoon property will allow Hartford to advance its community-driven plans and enable commercial and residential development on or near the site that cannot proceed until environmental hazards are addressed.

b. Description of the Proposed Brownfield Site(s)

The proposed site encompasses 71.88 acres along the southern edge of Hartford adjacent to Interstate 90. The lagoons were constructed in 2000/2001 and have accumulated municipal wastewater sludge (biosolids) and residual wastewater that continue to pose environmental hazards and prevent the safe reuse of the land. The site contains aeration ponds, tertiary treatment lagoons, and a blower building associated with the aeration system. As part of transitioning to the City’s new wastewater treatment facility, the lagoons are being decommissioned, and the ponds and lagoons have been or are currently being drained to remove hazardous material.

The City transferred the property to Gateway Hartford, Inc., who intends to lead cleanup and prepare the site for redevelopment through public-private partnerships that reflect the community’s long-term planning efforts. The site is well connected to public utilities, reducing redevelopment costs once cleanup has been completed. Without remediation, the contaminated lagoons will continue to threaten human health and the environment. The high cost of cleanup is a significant barrier that prevents the property from supporting the commercial development envisioned by the community.

c. Reuse Strategy and Alignment with Revitalization Plans

The former wastewater lagoons and surrounding properties have been a target for redevelopment for several years.

Gateway Hartford, Inc. will leverage the community input on redevelopment of the proposed site from the 2022 Community Development Plan, the City’s Comprehensive Plan (2017–2037) and 2025 Citywide Parks & Trails Master Plan, to inform a future master plan for the former wastewater lagoons and surrounding property.

In February 2026, Gateway Hartford, Inc. is forming a Steering Committee comprised of Hartford community members to create a master plan that will guide future uses for the former wastewater lagoons. Gateway Hartford, Inc. and surrounding landowners have committed financial resources to retain local architecture/engineering/planning firm ISG, Inc. and economic development consultant

TetonRidge Consulting, LLC to guide the master planning process, which is expected to take four to six months. In addition to the Steering Committee, several user group meetings will be held with citizen boards (i.e. planning and zoning, parks & recreation) and other key stakeholders (i.e. nearby land owners, school district) to ensure the master plan incorporates important community initiatives including parks and trails planning, safe routes to schools, public art, and more. The site is not in a federally-designated floodplain. To prepare for the master plan process and ensure redevelopment meets the community's needs, the City commissioned TetonRidge Consulting in 2025 to prepare a "Highest and Best Use" analysis of the site.

Gateway Hartford, Inc's bylaws reference adherence to the master plan, which will help ensure future investments at the site align with past and future community planning efforts. The detailed master plan will outline multi-modal transportation networks, utility networks, storm water facilities, greenspace, and more. A phasing plan and cost estimates will be included with the master plan to facilitate an actionable plan that can be executed as soon as the wastewater lagoons are remediated. Gateway Hartford, Inc. will leverage public and private funding to facilitate infrastructure investments which will prepare the area for development once the lagoons are remediated.

d. Outcomes and Benefits of Reuse Strategy

The proposed commercial development on the remediated site will add previously untaxed property to the tax rolls and generate new economic activity for the community. The property's proximity to the interstate and main thoroughfares could have a catalytic impact and encourage aligned commercial development and economic activity. The site master planning to begin in February 2026 will identify additional opportunities to leverage planned parks and recreational improvements for the community of Hartford.

The proposed project will improve local resilience to extreme weather events and natural disasters through integrated design and strategic community planning. Site redevelopment will incorporate on-site stormwater retention features, reducing flood risk and managing runoff during heavy precipitation events. These stormwater amenities will also serve as functional landscape elements, enhancing both resilience and aesthetics.

The project area also offers opportunities to support community emergency response. The site's adjacency to a future school could potentially create a safe, accessible community gathering space that could serve as an emergency hub during severe weather or other crises.

By combining resilient infrastructure with community-serving facilities, the redevelopment plan strengthens the community's ability to withstand and recover from extreme weather events while providing long-term social and economic benefits.

The redevelopment of the former wastewater lagoon site will incorporate multiple energy-efficient design strategies to reduce environmental impact and promote sustainability. All new buildings will be designed to meet modern energy efficiency standards, minimizing energy consumption and operational costs. Shared parking between commercial uses will further optimize land use and reduce heat island effects.

Site design could also encourage high-albedo concrete to reflect solar radiation, native plantings with low-water demand, and a high tree canopy cover rate to provide natural cooling and improve air quality. These features, combined with other energy-efficient components, will create a resilient, environmentally responsible development that supports long-term community sustainability.

e. Resources Needed for Site Characterization

The South Dakota Department of Agriculture and Natural Resources (SD DANR) Brownfields Program has currently supported the project through the funding of a Phase I and Phase II ESA at the subject property. If additional resources are needed for site characterization, Gateway Hartford, Inc. will work with SD DANR to provide additional resources as necessary.

f. Resources Needed for Site Remediation

The EPA funding request of \$3,806,950 will be sufficient to complete remediation of the site. This may include Class B land application, landfill disposal, or other treatment options completed under guidance

from the SD DANR Water Quality Program. The grant will also support grant management procurement, a qualified environmental professional (QEP), and a cleanup contractor.

g. Resources Needed for Site Reuse

Resources have been committed to complete the redevelopment master plan, commencing in February 2026. The plan will include an infrastructure phasing strategy and associated costs. Gateway Hartford, Inc. anticipates development of the site at approximately \$6 million (subject to the outcome of the master plan.) Gateway Hartford, Inc. will leverage funding from the State of South Dakota, where applicable, to assist with infrastructure improvements from various programs including South Dakota Department of Transportation's Community Access Grant and South Dakota Governor's Office of Economic Development's Local Infrastructure Improvement Program. Gateway Hartford, Inc. will also explore other funding tools including debt financing and Tax Increment Financing to prepare the site area for future private investment. No funds are currently secured for redevelopment. Once the wastewater lagoons have been remediated and there is economic value associated with the land, funding will be sought. Gateway Hartford, Inc. is confident that once lagoons are remediated, the site has strong reuse potential as outlined in the 2025 "Highest and Best Use" analysis of the site.

h. Use of Existing Infrastructure

Recent improvements have been constructed along Western Avenue for access to the site. Additional infrastructure will be required to facilitate reuse of the subject parcel. Watermain and sanitary sewer will need to be extended to the subject parcel from Diamond Trail and Mickelson Road. The City of Hartford has completed a review of their existing infrastructure network and initiated a City-wide water model study to determine feasibility of serving the subject parcel. Through review, it was determined that the existing infrastructure surrounding the site could be extended to the subject parcel to provide the necessary utility services.

It is intended that roadway improvements would be made along South Colton Road to connect the site to Mickelson Road and the extension of Diamond Trail would be made to the subject parcel. Funding for necessary infrastructure improvement would be pursued through South Dakota's Governor's Office of Economic Development (GOED) Local Infrastructure Improvement Program (LIIP), USDA Rural Economic Development Loan & Grant Program, Federal Economic Development Administration (EDA) Funding, and/or Rural Electric Economic Development REED Fund.

(2) COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. The Community's Need for Funding

Hartford is a small rural community with limited financial capacity to address brownfield conditions without EPA assistance. In 2020, the City's population was 3,359, and is projected to reach 3,834 by 2029 (Esri based on U.S. Census data). Despite its small size and constrained revenue base, Hartford has recently undertaken several major capital obligations, including a full wastewater treatment facility upgrade (2023–2025) and additional roadway reconstruction projects. The total investment in the wastewater treatment facility and roadway improvements is about 30 million dollars.

These essential infrastructure investments significantly limit the City's ability to assume additional remediation costs. As a result, external financial support is necessary to assess and clean up the proposed site. Without EPA funding, the site would remain vacant and underutilized, with no viable path toward redevelopment. With assistance through an EPA Brownfields Cleanup Grant, the City and Gateway Hartford, Inc. can leverage public-private partnerships to support site reuse, creating opportunities that are not feasible while the property retains little to no market value due to its contaminated condition.

b. Health or Welfare of Sensitive Populations

Within the Hartford target area, a one-mile radius around the site using EJScreen sensitive populations include a disproportionately high share of children and certain minority populations. Children represent 26% of the target area population, exceeding the national share of 22.1% (2020 Census). The target area also has an elevated share of residents identifying as two or more races (non-Hispanic) (8%), reported as 2.2 times the U.S. and state average, along with American Indian and Alaska Native residents (1%), at

1.5 times the U.S. average, indicating greater demographic sensitivity and potential vulnerability to environmental stressors. In addition, EJScreen indicators within the target area identify environmental burdens relevant to the site and surrounding land uses, including a Wastewater Discharge Summary Index (62nd percentile in-state; 45th percentile nationally) and RMP facilities (55th percentile in-state; 29th percentile nationally), which underscore the presence of cumulative environmental pressures in the target area.

Cleanup and redevelopment of the lagoon site will directly reduce potential exposure risks by removing wastewater sludge and addressing contaminated media prior to planned future sensitive land use, including a proposed school on an adjacent property. Remediation will protect future site users and nearby sensitive populations while supporting community welfare. This is achieved by enabling expanded commercial opportunities that improve access to jobs and essential services, particularly in an area where safe pedestrian routes, transit access, and mobility options are limited.

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions

Sensitive populations are the most at risk when it comes to disease and health conditions that can arise from brownfield sites. The EJScreen Report shows Census Tract 46099010300 (smallest area with data available) has an asthma prevalence of 9.7% and cancer prevalence of 8.8%, indicating chronic disease considerations that can be exacerbated by environmental conditions. In addition, the census tract reports high blood pressure (31.1%), diabetes (9.9%), depression (22.6%), and heart disease (5.3%), and includes a substantial share of residents living with disabilities (25%), which can increase vulnerability to environmental harm and reduce the ability to avoid or mitigate exposure. Wastewater lagoons and associated sludge can contain hazardous biological agents and chemical constituents. If contaminants are present and exposure occurs, through contact with contaminated soil/sludge, inhalation of emissions, or impacts to nearby water, these exposures can contribute to acute and chronic toxicity and can aggravate respiratory and other chronic health conditions, increasing health risks for residents already experiencing asthma or other underlying illnesses. Cleanup will reduce potential exposure pathways by removing wastewater sludge and addressing contaminated media, helping protect children and other vulnerable residents from preventable exposure risks.

d. Economically Impoverished/Disproportionately Impacted Populations

The presence of contamination at the site has created barriers to community growth, including suppressed property values, reduced tax revenue, and a diminished ability to attract private investment. These constraints are felt most acutely in this rural census tract, where limited local resources make environmental burdens more difficult to overcome. For families living close to the lagoon, particularly those with young children or belonging to minority populations, the continued presence of a contaminated, unusable parcel reinforces inequities by limiting access to safe land, economic opportunity, and long-term community stability. Remediating the site directly addresses these environmental justice concerns by eliminating a source of potential exposure and creating conditions suitable for reinvestment. Cleanup will allow the property to transition from a blighted, restrictive parcel into land compatible with surrounding residential and agricultural uses, improving safety and environmental quality for nearby vulnerable households. By returning the site to productive use, Hartford can attract new commercial activity, expand essential services, and support economic opportunities that have not been possible while contamination remained in place. The proposed reuse will help elevate quality of life for sensitive populations and advance a more equitable distribution of community benefits across this underserved rural area.

e. Project Involvement

The SD DANR Brownfields Program has supported the project through the funding of a Phase I and Phase II ESA at the proposed site. If additional resources are needed for site characterization, Gateway Hartford, Inc. will work with SD DANR to provide additional resources as necessary.

f. Project Roles

Name of Entity, Mission, and Point of Contact	Specific involvement provided
Gateway Hartford, Inc. Develop the lagoon parcel for the benefit of the City of Hartford. Keith Matthiesen, [REDACTED]	Owner. Gateway Harford, Inc. (Keith Matthiesen - president) – lead the vision progress of development of the subject parcel.
City of Hartford Live Lively! Arden Jones, Mayor Hartfordsdmayor@gmail.com	Provide support for the proposed remediation and development of the parcel. City of Hartford Parks and Recreation Board (Tim Weber - Member). Provide comment and review on public amenities. Ensure alignment with recently completed Parks Master Plan. City of Hartford Planning and Zoning (Tony Randy – President). Provide review, comment, and support of future use of subject parcel to facilitate economic development within the community.
Landowners + Residents Public comment N/A	Participated in visioning meetings for lagoons site in 2022 Community Development Plan process, which informed the "New Mixed-Use Freeway Frontage" concepts for the proposed site. The public will provide community involvement through user groups and public comment forums during the cleanup process.
West Central School District To prepare all students for learning and living in a changing world. Eric Knight, Superintendent, eric.knight@k12.sd.us	Assist in obtaining input from sensitive populations. Participated in master planning user group meetings and will continue outreach. Provide support and input on future use planning as it relates to future development of the school parcel north of the subject parcel.
TetonRidge Consulting, LLC Facilitate positive change through catalytic projects in the upper Midwest. Steve Watson, steve@tetonridgellc.com	Assist with site redevelopment. They are leading the master planning process for the site and in 2025, was contracted by the City to conduct a Highest and Best Use" review of the site.
ISG We exist to make a difference. Justin Heim, PE Justin.Heim@ISGInc.com	Draft Analysis of Brownfield Cleanup Alternatives (ABCA). Appointed engineer for the City of Hartford, long-term planning partner. Will continue to support in cleanup and redevelopment of the site and provide technical knowledge.
SD DANR. Protect and preserve South Dakota's agriculture, environment, and natural resources. Macy Jo Peterson MacyJo.Peterson@state.sd.us	Funding and directing assistance for Phase I and Phase II Environmental Assessment.
Kansas State University's Technical Assistance to Brownfields (TAB) Program To equip communities with the tools and resources needed. Kristin Prosocki (507) 340-5799, kp3@ksu.edu	Technical guidance on grant application and brownfield remediation and grant reporting if awarded.
Unselected Grant Management Firm	Future grant management.

g. Incorporating Community Input

Gateway Hartford, Inc understands that informing and gathering public input is essential to furthering redevelopment initiatives within a community.

In compliance with EPA FY26 Cleanup Grant guidelines, a notice was published in the Minnehaha Messenger on January 9, 2026, announcing the availability of the draft ABCA and application for public review. A public meeting was held on January 14, 2026, at 7:00 p.m. in the City of Hartford council chambers to present cleanup alternatives and receive comments. Written comments were submitted and responded to after the meeting. Comments were accepted until 5:00 p.m. on January 20, 2026.

Gateway Hartford, Inc. will communicate with the public regularly throughout the cleanup process to ensure residents remain informed and have opportunities to ask questions or share concerns. If funding is awarded, Gateway Hartford, Inc. will hold an additional public meeting and publish the finalized ABCA for public review. Public updates will include information on the project schedule, upcoming field activities, and the availability of draft and final cleanup documents for comment. Outreach will occur through multiple channels, including regular postings on the project webpage, as well as possible email and social media updates to ensure broad and equitable access to information.

(3) TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Proposed Cleanup Plan

It is proposed to remediate the lagoons through dewatering and removal of sludge from the lagoon cells. Primary disposition is proposed to be land application, if biosolids meet 40 CFR Part 503 standards and suitable agricultural sites are secured. A contingency plan would be to dispose at a permitted landfill if land application is impractical or cost/permit constraints favor disposal.

b. Project Implementation, c. Anticipated Project Schedule, d. Task/Activity Lead, e. Outputs

Task 1: Program Oversight	
Project Implementation X EPA-funded tasks/activities	
Project Implementation	This task includes, but is not limited to, grant oversight, grant management procurement and oversight, QEP procurement and oversight, ensuring reporting requirements are met, budget and invoice reconciliation, and overall planning and coordination of cleanup activities.
Anticipated Schedule	Entirety of project. Grant manager and QEP procurement will occur in Q3 2026.
d. Task/Activity Lead	Gateway Hartford, Inc., grant manager, and QEP
e. Outputs	Workplan, quarterly, annual, and final reporting, and monthly funding draws
Task 2: Community Engagement + Outreach	
b. Project Implementation X EPA-funded tasks/activities	
Project Implementation	This task includes, but is not limited to, community engagement activities with the purpose of informing the public about cleanup plans and implementation while providing opportunities for the public to provide feedback. Tasks includes developing/updating a project website and print materials.
c. Anticipated Schedule	Entirety of the project. Public meeting anticipated to occur in Q4 2026.
d. Task/Activity Lead	Gateway Hartford, Inc., grant manager, and QEP
e. Outputs	One public meeting, monthly updates to City Council, project website creation and upkeep, and print materials for project awareness.

Task 3: Cleanup Planning	
b. Project Implementation X EPA-funded tasks/activities	
Project Implementation	This task includes, but is not limited to, finalizing the ABCA document, preparing the Quality Assurance Project Plan for confirmation sampling, and receiving the necessary regulatory approvals. Cleanup specification documents will be submitted to EPA and SD DANR for approval. Necessary permits will be obtained during this phase as it relates to the work specified in the construction documents for the work. Upon EPA and SD DANR approval of the construction documents, and procurement of necessary permits, the project will be bid through a competitive selection process.
c. Anticipated Schedule	Q4 2026–Q2 2027
d. Task/Activity Lead	Gateway Hartford, Inc., grant manager, and QEP.
e. Outputs	Final ABCA document, quality assurance project plan, construction documents/technical specifications for site cleanup, permit approval, and construction contract with qualified cleanup contractor
Task 4: Site Cleanup	
b. Project Implementation X EPA-funded tasks/activities	
Project Implementation	This task includes, but is not limited to, site cleanup activities, conducting cleanup monitoring, and correspondence and quarterly reporting of cleanup activities. Cleanup activities will include, but not limited to, dewatering of the former lagoons, stabilizing the site to mitigate risk from extreme weather events, removal, transport, and disposition of contaminants present on site, and site restoration.
c. Anticipated Schedule	Q2–Q4 2027
d. Task/Activity Lead	Gateway Hartford, Inc., grant manager, and QEP.
e. Outputs	Site cleanup and mass grading, removal of approximately 1,026,700 cubic feet of hazardous waste and contaminated soil, and quarterly reporting.

f. Cost Estimates

		Project Tasks				
	Budget Category	Task 1	Task 2	Task 3	Task 4	Total
Direct Costs	Salary ¹	\$0	\$0	\$0	\$0	\$0
	Fringe ¹	\$0	\$0	\$0	\$0	\$0
	Travel ²	\$0	\$0	\$0	\$0	\$0
	Equipment ³	\$0	\$0	\$0	\$0	\$0
	Supplies ³	\$0	\$0	\$0	\$0	\$0
	Grant Admin	\$60,000	\$13,500	\$28,500	\$28,500	\$130,500
	QEP ⁵	\$26,250	\$10,000	\$250,00	\$275,000	\$561,250
	Cleanup Contractor ⁶	\$0	\$0	\$0	\$3,115,20	\$3,115,200
	Other ⁷	\$0	\$0	\$0	\$0	\$0
Total Direct Costs		\$86,250.00	\$23,500	\$278,50	\$3,418,700	\$3,806,950
Total Indirect Costs		\$0	\$0	\$0	\$0	\$0
Total Budget		\$86,250	\$23,500	\$278,50	\$3,418,700	\$3,806,950

Budget Justification: (1) GHI staff time will be donated for completion of the project and to fulfill the mission of the entity. (2) No grant funds are anticipated to be used for travel. (3) No equipment will be purchased with grant funds. (4) The City will contract with a grant manager for grant administration. Estimate includes 1,600 staff hours at an average rate of \$75 per hour. \$10,500 has been allocated for community engagement and outreach. (5) GHI will procure a QEP for cleanup planning, NEPA/Section 106, and cleanup monitoring. Costs are based on estimates. Task 1: budget includes assistance to the grant manager for quarterly, annual, ACRES, site cleanup, and closeout reporting. Costs were estimates at \$125 average hourly rate at 210 hours (30 hours per quarter). Task 2 includes budgetary amount related to community engagement and outreach activities. Task 3 is estimated based on environmental consulting firm fees. Task 4 includes confirmation sampling. (6) GHI will procure a cleanup contractor. Costs are based on the draft ABCA and current contractor pricing for similar work in the geography. (7) No other cost are anticipated to be covered with grant funds.

g. Plan to Measure and Evaluate Environmental Progress and Results

Gateway Hartford, Inc. will develop a detailed schedule of key project milestones when preparing the project work plan. Monthly reports will be prepared based on coordination with the QEP and contractor completing the remediation. The reports will be prepared to track outputs and outcomes and review progress based on the initial work plan. Project outputs, outcomes, and results will be documented in quarterly progress reports to the EPA. Anticipated outputs are described in Section 3b, and include the targeted outcome from carrying out the activities under the grant is to have the 71.88-acre subject parcel ready for reuse. Outcomes that are desired to come after completion of the remediation and closure of the loan would include creation of jobs within the community, increase in property and sales tax revenue for the City of Hartford, recreational amenity created, and stormwater management features developed on site.

(4) PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Organizational Structure and b. Description of Key Staff

Gateway Hartford, Inc. has the qualifications and capacity to complete all Cleanup Grant tasks within the grant term. Gateway Hartford, Inc. will provide overall project leadership and coordination, supported by a team of qualified partners with experience managing community improvement projects and complying with grant administration and reporting requirements. Keith Matthiesen, President of Gateway Hartford, Inc., will serve as the primary point of contact and will coordinate regularly with the City of Hartford and all project partners to ensure the work plan remains on schedule and aligned with EPA requirements. He will also oversee community engagement activities, including public communications, meeting coordination, and maintaining avenues for ongoing public input throughout the cleanup process. Financial management and internal controls will be supported by Dylan Peterson, Treasurer of Gateway Hartford, Inc., who will oversee financial tracking, documentation of eligible costs, and coordination of reimbursement/drawdown materials in alignment with grant requirements.

An experienced grant management organization will support grant administration functions, including but not limited to procurement coordination, document control, schedule tracking, and routine reporting deliverables. The organization will also maintain working relationships with relevant federal and state partners that support community development and environmental projects, including USDA, EPA, SD DANR, and SDDOT.

To maintain accountability and timely implementation, Gateway Hartford, Inc. will convene the project team regularly to review schedule, budget status, deliverables, public communications, and any course corrections needed to keep the project on track. Procurement for a QEP and cleanup contractor will be completed in accordance with EPA requirements, including documentation of competitive procurement and outreach consistent with good-faith efforts to solicit qualified small and disadvantaged businesses, where applicable.

c. Acquiring Additional Resources

Gateway Hartford, Inc. will procure a qualified grants manager, cleanup contractor, and QEP. All hiring will follow federal procurement requirements which will also satisfy the South Dakota codified law.

d. N/A, e. N/A, f. Never Received Any Type of Federal or Non-Federal Financial Assistance Agreements

Gateway Hartford, Inc. has never received any type of federal or non-federal financial assistance agreement.

Threshold Criteria Responses

1. Applicant Eligibility

Gateway Hartford Inc. is a non-profit registered in the State of South Dakota. The organization's 501(c)3 status will be pending at the time of application. The applicant does not lobby the Federal government.

2. Previously Awarded Cleanup Grants

Gateway Hartford, Inc. affirms that the site has not received funding from a previously awarded EPA Brownfields Cleanup Grant.

3. Expenditure of Existing Multipurpose Grant Funds

Gateway Hartford, Inc affirms that it does not have an open EPA Brownfields Multipurpose Grant.

4. Site Ownership

Site ownership was transferred from the City of Hartford to Gateway Hartford, Inc. on January 20, 2026. The quit claim deed and real estate transfer agreement are attached.

5. Basic Site Information

Former City of Hartford Lagoons, SD0021750 Hartford, SD 57033

6. Status and History of Contamination at the Site

The site was contaminated by municipal waste while operated for wastewater treatment by the City of Hartford. The historical usage of the subject property was cultivated agricultural from at least 1937 (the first available historical information) to 2000/2001, when the present-day municipal sewage treatment system was constructed and began operation. The system consisted of surface aeration ponds and tertiary treatment lagoons. This usage has been discontinued, and the ponds/lagoons are being drained and the site decommissioned for possible future redevelopment.

The Phase I ESA completed by Houston Engineering, Inc. (HEI) noted the identification of sediments and sludges remaining in the base of the aeration ponds and tertiary treatment lagoons that represent a REC for the subject property. HEI is certified to complete the work. Although there are no known or reported discharges of hazardous or regulated substances to the ponds/lagoons, the potential for such or accumulation of such within the sediments and sludges cannot be ruled out. Further testing as part of the Phase II ESA was recommended to determine if other hazardous or regulated substances are present. A phase II ESA is currently being directed by South Dakota Department of Agriculture and Natural Resources. The final Phase II ESA and site characterization will be completed by June 15, 2026.

7. Brownfield Site Definition

The site is not listed or proposed for listing on the National Priorities List. This site is 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. The site is not subject to the jurisdiction, custody, or control of the U.S. government.

8. Environmental Assessment Requirement for Cleanup Grant Application

In May of 2021, wastewater influent sampling was completed for future planning purposes. The testing included analysis of BOD, CBOD, total suspended solids, volatile suspended solids, phosphorus, ammonia, total Kjeldahl nitrogen, and others to facilitate the planning of the new treatment facility. This information was analyzed and reviewed as part of the Phase I ESA conducted by SD DANR in December of 2025.

SD DANR completed a Phase I ESA on December 23, 2025, and is currently funding and directing the Phase II ESA at the subject property. The Phase I ESA involved a comprehensive review of historical records, site inspections, and interviews to identify potential or existing environmental contamination liabilities.

The Phase II ESA, which is in process, includes direct sampling and laboratory analysis of soil, groundwater, and other media to confirm the presence and extent of contaminants likely to be found in a wastewater treatment cell. As part of the Phase II ESA, SD DANR is analyzing samples for total metals, fecal coliform, and the eight Resource Conservation and Recovery Act (RCRA) metals to ensure a thorough understanding of the site's environmental conditions. The final Phase II ESA and site characterization will be completed by EPA's June 15, 2026 deadline for remediation work to begin on the

site. SD DANR anticipates findings will be consistent with other municipal lagoons in the region that do not have major industry wastewater users.

9. Site Characterization

A letter from the State of South Dakota affirming State oversight and eligibility to be overseen by a SD DANR Brownfields program has been provided. Based upon the environmental site assessments performed to date and information provided by the applicant, SD DANR oversight program concurs that the site will have had a sufficient level of site characterization by June 15, 2026 for remediation work to begin.

10. Enforcement or Other Actions

There are no known ongoing or anticipated environmental enforcement or other actions related to the site for which Brownfields Grant funding is sought.

11. Sites Requiring a Property-Specific Determination

Gateway Hartford, Inc. affirms site does not require a Property-Specific Determination.

12. Threshold Criteria Related to CERCLA/Petroleum Liability

iii. City of Hartford transferred sole ownership of the site to Gateway Hartford, Inc. on January 20, 2026 to aid in the development of the parcel. A Phase I ESA was conducted on the site on December 23, 2025, and was performed for SD DANR. Gateway Hartford, Inc. is not liable in any way for contamination at the site and is not affiliated with any person potentially liable. Houston Engineering, Inc. (HEI) performed the Phase I assessment and the required declaration by the environmental professional is in a written report.

Discharge of wastewater to the site ended in Q2 of 2025. There has not been disposal of hazardous substances since the acquisition of the property by Gateway Hartford, Inc. and Gateway Hartford, Inc. did not arrange disposal of or transport hazardous substances to the site at any time. Between when wastewater discharge was ceased in Q2 of 2025 and the acquisition of the site by Gateway Hartford, Inc. from the City of Hartford in January of 2026, the site contained the existing wastewater and was protected to prevent any unwanted future release of hazardous substances. The site was not used for any other purpose. Gateway Hartford, Inc. has and will continue to comply with all other requirements under the bona fide prospective purchaser (BFPP) liability protection.

13. Cleanup Authority + Oversight

Gateway Hartford, Inc. plans to enroll the Site in the South Dakota State Response Program, administered by the SD DANR, which oversees the investigation and cleanup of contaminated sites to ensure that remediation meets state and federal requirements. Through a competitive procurement process, Gateway Hartford, Inc. will hire a QEP to oversee the cleanup, prepare required technical documentation, and ensure all activities comply with SRP and EPA standards. In accordance with federal procurement requirements, Gateway Hartford, Inc. will also competitively select a qualified cleanup contractor to remove and properly dispose of contaminated materials. The selected contractor will be responsible for carrying out all cleanup activities, adhering to applicable local, state, and federal regulations, and providing full documentation and reporting of all removal actions to support SRP oversight and EPA grant compliance. The Site can be adequately accessed through public ROW and adjacent roads and will coordinate with the City of Hartford to complete all necessary steps to gain access.

14. Community Notification Documents

A public meeting was held on January 14, 2026 and a community notification ad was published in the local paper on January 9, 2026. The draft application and ABCA was provided at the meeting for public comment. The draft ABCA, community notification ad, public comments received, response to comments, summary of the public meeting, and meeting sign in sheet are attached.

15. Contractors and Named Subrecipients

No contractor or sub-recipients have been procured to-date. Gateway Hartford, Inc. will utilize the services of a grant manager to provide grant management support throughout the Cleanup Grant term. To support technical implementation, Gateway Hartford, Inc. will also obtain additional expertise through the competitive procurement of a QEP and cleanup contractor to assist with project management, cleanup planning, preparation of all required technical documents, and oversight of

cleanup and site monitoring activities. All contracts procured under this program will fully comply with all applicable federal, state, and local policies, including competitive solicitation requirements, conflict-of-interest standards, and documentation protocols outlines in 40 CFR Part 30/31 for EPA-funded projects.



**DEPARTMENT of AGRICULTURE
and NATURAL RESOURCES**

JOE FOSS BUILDING
523 E CAPITOL AVE
PIERRE SD 57501-3182
danr.sd.gov

January 27, 2026

Ms. Melisa Devincenzi
Section Supervisor
US EPA, Region 8 (LCR-BR)
1595 Wynkoop Street
Denver, CO 80202-1129

Dear Ms. Devincenzi,

The South Dakota Department of Agriculture and Natural Resources (DANR) acknowledges that Gateway Hartford, Inc., plans to conduct the cleanup of a brownfield site and is applying for an FY26 EPA Brownfields Cleanup Grant.

Gateway Hartford, Inc. has developed an application requesting site-specific federal Brownfields Cleanup funding for the former Hartford wastewater lagoons located at The South Half of the Northeast Quarter (S1/2NE1/4 of Section 27, Township 102 North, Range 51 West of the 5th P.M., Minnehaha County, South Dakota, except Lot H-1 contained therein.

DANR affirms whether:

- i. Gateway Hartford, Inc. has requested DANR oversight for the site;
- ii. The site is eligible to be overseen by a DANR Brownfields program; and
- iii. Based upon the environmental site assessments performed to date and information provided by the applicant, DANR oversight program concurs that the site will have had a sufficient level of site characterization by June 15, 2026, for the remediation work to begin.

For any questions regarding this letter, please contact Macy Jo Peterson at (605) 773-5914.

Sincerely,

Macy Jo Peterson

MacyJo Peterson (Jan 27, 2026 09:16:33 CST)

Macy Jo Peterson, Brownfields Coordinator
South Dakota Department of Agriculture and Natural Resource



NS315407

ARTICLES OF INCORPORATION

DOMESTIC NONPROFIT CORPORATION
SDCL 47-22-6

Secretary of State
500 E. Capitol Ave
Pierre, SD 57501-5070
(605) 773-4845

Filing Fee: \$30
Total Fee: \$30

Please Type or Print Clearly in Ink
Please submit one Original
Make payable to the SECRETARY OF STATE

Article I

The name of the Company: **Gateway Hartford, Inc.**

Article IA

The purpose(s) for which the corporation is organized:

The purpose(s) for which the Corporation is organized is as follows:

(a) **The Corporation is organized specifically as a South Dakota local industrial development corporation, as that term is defined in SDCL § 9-27-37, for the purpose of furthering the economic development of the City of Hartford and its environs as provided for in these articles;**

(b) **The objects and purposes of this Corporation specifically include but are not necessarily limited to the following:**

1. **To engage in activities exclusively for economic, charitable, religious, educational, and scientific purposes, within the meaning of section 501(c)(3) of the Internal Revenue Code ("Code") including, for such purposes, the making of distributions to organizations that qualify as exempt organizations under section 501(c)(3) of the Code, or the corresponding section of any future federal tax code.**
2. **To own, develop, and market certain real property to be conveyed by the City of Hartford, South Dakota (to be known as "Gateway Hartford"), in order to enhance the economic development, livability, and appeal of Hartford to its current and future residents, as well as potential businesses of all sizes and stages of development locating in Gateway Hartford;**
3. **To promote and assist in the growth and development of small business concerns in the area integral to and bordering Gateway Hartford.**
4. **To create a master development plan for Gateway Hartford and to coordinate the Corporation's plans, goals, and activities with other private and public landowners in the vicinity;**
5. **To secure grants and borrow money for the use of this Corporation in the pursuit of its purposes;**
6. **To use all of its assets and earnings exclusively for the purposes herein and to exercise any and all other powers incidental to or conducive to any of the aforesaid objectives, or any of them, and generally this corporation shall have all powers and authorities granted to it by statute or other operation of law;**
7. **To pursue any other charitable, educational, or scientific purpose as described in section 501(c)(3) of the Code, or the corresponding section of any future federal tax code;**

(c) **No part of the net earnings of the Corporation shall inure to the benefit of, or be distributable to its members, officers, directors, or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article IA(b)(1) hereof. No substantial part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of or in opposition to any candidate for public office. Notwithstanding any other provision of these articles, the Corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from federal income tax under section 501(c)(3) of the Code, or the corresponding section of any future federal tax code, or (b) by a corporation, contributions to which are deductible under section 170(c)(2) of the Internal Revenue Code, or the corresponding section of any future federal tax code;**

B0396-9547 12/10/2025 9:42AM Rec'd by SD SOS