

SWEETGRASS DEVELOPMENT

SERVING NORTH CENTRAL MONTANA – CASCADE, GLACIER, PONDERA, TETON AND TOOLE COUNTIES

SWEETGRASS DEVELOPMENT FY19 BROWNFIELDS ASSESSMENT GRANT Narrative Information Sheet

1. Applicant Identification: Sweetgrass Development Corporation
521 1st Avenue NW Great Falls,
MT 59404

2. Funding Requested
 - a. Assessment Grant Type: Community-wide
 - b. Federal Funds Requested
 - i. Requested Amount: \$300,000
 - ii. We are not requesting a Site-Specific Assessment Grant waiver of the \$200,000 limit.
 - c. Contamination: Hazardous Substances and Petroleum

3. Location: The target area includes lands located in Montana within Glacier County, Toole County, and the Blackfeet Reservation.

4. Property Information for Site-Specific Proposals: N/A

5. Contacts
 - a. Project Director

Who:	Michele Turville
Title:	Deputy Director Address: 521 1st Avenue NW Great Falls, MT 59404
Phone:	(406) 727-5173
Mobile:	(406) 808-1070
Fax:	(406) 454-6903
Email:	michelesdc2@gmail.com

 - b. Chief Executive/Highest Ranking Elected Official Who:

	Sarah Converse
Title:	Executive Director Address: 521 1st Avenue NW Great Falls, MT 59404
Phone:	(406) 727-5173
Fax:	(406) 454-6903
Email:	sweetgrassdevelopment@gmail.com

6. Population

Toole County: 4,886
 Glacier County: 13,640
 Blackfeet Reservation: 10,938

7. Other Factors Checklist

Other Factors Checklist		
	Other Factor	Page #
	<i>None of the Other Factors are applicable.</i>	
X	Community Population is 10,000 or less.	Narrative Info Sheet
X	Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	1
	The priority brownfield site(s) is impacted by mine-scarred land.	
	The priority site(s) is adjacent to a body of water (i.e. the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	
	The priority site(s) is in a federally designated flood plain.	
X	The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	Pages 1-4
	30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	

8. Letter from the State or Tribal Environmental Authority

Sweetgrass has attached two letters of acknowledgement: 1) Montana Department of Environmental Quality; and, 2) Blackfeet Indian Reservation.

Narrative Information Sheet Attachment

Letters from Montana Department of Environmental Quality and Tribal Governments



December 24, 2018

Ms. Sarah Converse
Executive Director
Sweetgrass Development Corporation
521 1st Avenue NW
Great Falls, MT 59404

RE: Letter of Acknowledgment: Sweetgrass Development Corporation's Brownfields Grant Application for Hazardous Substance Assessment and Petroleum Product Assessment

Dear Ms. Converse:

I am writing to express Montana Department of Environmental Quality's (DEQ's) acknowledgment of Sweetgrass Development Corporation's efforts to obtain a U.S. Environmental Protection Agency Brownfields Community-Wide Assessment Grant to address Hazardous Substance and Petroleum contamination in the five Montana counties of Glacier, Toole, Teton, Pondera, and Cascade and on the Blackfeet Reservation.

I understand that the assessment funds will be used to assess hazardous substance and petroleum contamination within the aforementioned five counties. The DEQ supports Brownfields efforts in Montana, and wishes to promote assessment and cleanup activities that allow contaminated properties to be put into productive and beneficial use.

If you have any questions or comments about petroleum brownfields sites, please feel free to call Brandon Kingsbury at 406-444-6547 or email him at bkingsbury@mt.gov. If you have any questions or comments about hazardous substance brownfields sites, please contact Jason Seyler at (406) 444-6447 or jseyler@mt.gov.

Sincerely,

A handwritten signature in blue ink that reads "Jenny Chambers". The signature is written in a cursive, flowing style.

Jenny Chambers, Administrator
DEQ Waste Management & Remediation Division

cc: Jason Seyler; Brownfields Coordinator; Cleanup, Protection, and Redevelopment Section; jseyler@mt.gov
Brandon Kingsbury; Petroleum Brownfields Coordinator; Petroleum Technical Section; bkingsbury@mt.gov



BLACKFEET NATION

P.O. BOX 850, BROWNING, MONTANA 59417
(406) 338-7521 FAX (406) 338-7530

EXECUTIVE COMMITTEE

Timothy Davis – Chairman
Iloff "Scott" Kipp – Vice-Chairman
Stacey Keller – Secretary
Tinsuwella Bird Rattler - Treasurer

BLACKFEET TRIBAL BUSINESS COUNCIL

Timothy Davis
Rodney Gervais
Mark Pollock
Vera Weaselhead
Terry J. Tatsey
Stacey Keller
Carl D. Kipp
Iloff "Scott" Kipp, Sr.
Roland Kennerly, Jr.

January 8, 2019

Sarah Converse, Executive Director
Sweetgrass Development Corporation
521 1st Avenue N.W.
Great Falls, MT 59404

RE: Sweetgrass Development Brownfields Assessment Grant Application

Dear Ms. Converse,

On behalf of the Blackfeet Tribe, I am pleased to present you with this letter of commitment and support for Sweetgrass Development's EPA Brownfields Assessment grant application to assess sites that may be contaminated with petroleum and hazardous waste throughout the Sweetgrass Development region, including the Blackfeet Reservation. I feel that the work accomplished last year was beneficial to the Blackfeet Tribe.

Assessment funds for Sweetgrass Development's Brownfields program will significantly benefit the Blackfeet Tribe, as the funds may be utilized to investigate properties within the Reservation, including fee-simple land that may require environmental assessment prior to being utilized for public or private development. Brownfields funds serve as a tool to assist the Blackfeet Tribe to improve the economic conditions of our Reservation and provide meaningful employment for our members. EPA's investment in Sweetgrass Development's Brownfields Program will create significant economic impacts on our reservation.

The Blackfeet Tribal Environmental Office and the Blackfeet Tribal Business Council will identify sites and requests assessments on properties throughout the Blackfeet Reservation and on fee-simple land through Sweetgrass Development's Brownfields Program.

The Blackfeet Tribe strongly supports Sweetgrass Development's Brownfields Assessment grant application and looks forward to working more closely with your organization to successfully revitalize properties with in our communities.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Tim Davis', with a stylized flourish at the end.

Tim Davis, Chairman

BTBC

Cc: Blackfeet Environmental Office

SWEETGRASS DEVELOPMENT Narrative/Ranking Criteria

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Background and Description of Target Area

Sweetgrass Development Corporation (Sweetgrass), a regional non-profit economic development corporation, is applying for a \$300,000 Brownfields community-wide assessment grant. These funds will assist communities and businesses in the target area, which includes the Blackfeet Reservation, Glacier, and Toole counties in northcentral Montana. As one of two major entrances to Glacier National Park and the main regional port to Canada, our target area is the first glimpse of the majestic Rocky Mountain Front and the eastern entrance to Glacier Park for many visitors traveling across the country. While the population within the target area is small (18,526¹), we benefit economically from the 3.3 million visitors who travel to the park annually. This annual influx of people creates interest from real estate developers, some of it on brownfields sites contaminated by past uses.

Our scenery is breathtaking, but visitors have described the target area as “a great opportunity missed;” “a real money maker if spruced up;” “depressing;” and, “a scary place.”² Major industries in the region have historically included the railroad, agriculture, and oil and gas. Over the past 30 years, there has been a shift from economies supported by extractive industries (oil and gas) to service-based industries, to attract and accommodate the tourism industry. Many communities within the target area now have a legacy of contaminated properties that once supported these extractive industries, including gas stations, repair shops, and bulk fuel storage plants.

Within the target area, we plan to focus assessment funding in the specific towns of Browning, Cut Bank, Heart Butte, and Sunburst, which are located along U.S. Highway 2, which leads to Glacier Park, and Interstate 15, which leads to Canada. Nearly all property redevelopment is occurring along these corridors in the target area. By focusing funding in the town of Browning, the largest town within the Blackfeet Reservation, redevelopment will not only create goods and services aligned with tourism, but will also create services that improve the quality of life for the most disadvantaged in our target area.

ii. Description of the Priority Brownfield Site(s)

Sweetgrass currently has a brownfields inventory of 163 sites, but the following are top priorities for our organization. Should assessment funding allow, additional sites will be assessed.

The Teepee – Located on the main corner and stop light in Browning (Blackfeet Reservation), the Teepee is a well-known and highly visible cornerstone of town. What was once built as a beautiful testament to the Blackfeet’s heritage and culture, this building now sits vacant and in disrepair. Former uses include a fireworks store and coffee shop. Numerous business owners have expressed interest in redeveloping the property, but the presence of asbestos and lead-based paint have prohibited a new business from locating here.

¹ <https://www.census.gov/quickfacts/fact/table/toolecountymontana,glaciercountymontana,mt,US/RHI825217>

² https://www.tripadvisor.com/ShowUserReviews-g45102-d126582-r174653232-Blackfeet_Indian_Reservation-Browning_Montana.html

Glen HeavyRunner Swimming Pool – Located just off of U.S. Highway 2 in the town of Browning (Blackfeet Reservation) the Glen HeavyRunner serves as the community swimming pool. Summer temperatures in the region can often reach up to the high 90’s to even above 100 degrees Fahrenheit, and the Browning pool is the only source for recreational swimming in a 30-mile radius. While the pool is in good condition, the locker/changing rooms are in significant disrepair and cannot be renovated due to the presence of asbestos and lead-based paint.

Coop’s Corner – The owner of this underutilized gas station in Browning (Blackfeet Reservation) would like to expand to include a car wash facility. A petroleum assessment on the adjacent two lots is needed to move forward with the expansion, because they were formerly used as a bulk fuel plant. This site is a priority for us because its redevelopment would create a stop for tourists to get fuel and supplies.

Pizza Time – The former Pizza Time building is located in downtown Browning (Blackfeet Reservation) and is currently vacant and abandoned due to suspected asbestos and lead-based paint. Several business owners have expressed interest in redeveloping it as a food establishment, which would serve both tourists and locals.

Former Heart Butte Fire Hall – The former fire hall in Heart Butte (Blackfeet Reservation) had an assessment completed that confirmed the presence of asbestos and lead-based paint, but cleanup planning is needed in order to proceed with the abatement. Cleanup and demolition of the former fire hall will make land available for a new gas station, convenience store, and a park for a community that currently must travel 50 miles roundtrip to get fuel.

Glacier Hotel – Located in downtown Cut Bank (Glacier County), the former Glacier Hotel is currently vacant and in disrepair. It is used by squatters and transients as temporary housing, and there are signs of drug use visible within the building. Previous assessments have confirmed the presence of asbestos and lead-based paint, but two out of three of the buildings are still in need of meth assessment in order for the property to be redeveloped. This site is a priority for Sweetgrass because the developer is a local church that would like to redevelop the site as a shelter for women and children who are homeless or trying to escape violence.

Suta South – A former gas station, Suta South is a vacant property in Sunburst (Toole County), located along I-15 eight miles from the Canadian border. The landowner would like to assess and clean up the property so the Town of Sunburst can purchase it and create a rest area with automotive battery charging stations that are sourced with solar power. This site is a priority for Sweetgrass because it has the potential to bring tourism dollars into the town of Sunburst, and is one of the first towns on the interstate south of the Canadian border, an ideal place to charge your car before continuing on your journey.

b. Revitalization of the Target Area

i. Redevelopment Strategy and Alignment with Revitalization Plans

Our Comprehensive Economic Development Strategy (CEDS) document describes collaborative planning efforts among leaders of the region. One of the primary land use and revitalization goals expressed by the area’s leaders is: “Support local initiatives to develop tourism plans or projects that maximize the

opportunity presented by Glacier National Park and the Rocky Mountain Front.”³ Redevelopment of our priority brownfield sites supports this goal.

Redevelopment of the former fire hall in Heart Butte as a gas station, convenience store, and park will help enhance tourism within the area by enticing visitors to stop during travels to Glacier National Park, while also improving quality of life for residents that currently must travel 50 miles roundtrip to get fuel and necessities. Redevelopment of the Teepee as a retail shop and Pizza Time as a food establishment would give tourists a place to stop in Browning, where there are currently limited places to eat or shop. The expansion of Coop’s Corner would create a gas station, convenience store, and car wash where tourists could purchase necessities before continuing on the route to Glacier. The Suta South site in Sunburst would create a place for tourists to rest, use the bathroom, and picnic, and would create an automotive battery charging station using solar power for visitors with battery-powered vehicles before reaching Canada or coming into the U.S. as they travel along I-15. While two of the proposed redevelopments on the Blackfeet Reservation would create new gas stations, which may lead to future environmental concerns, these planned fueling facilities are necessary in the communities where proposed. Without them, residents must drive long distances to fuel up, which can be both a financial burden to residents but also a safety hazard, as many can be stranded without fuel during winter storms.

ii. Outcomes and Benefits of Redevelopment Strategy

Redevelopment of our priority brownfields sites would mean significant benefits to our communities within the target area. Redevelopment of the Teepee, Pizza Time, and Coop’s Corner would all generate economic benefits for the community. In total, redevelopment of these three properties is expected to create approximately 8 jobs, attract approximately \$750,000 of tourism dollars, and would offer more goods and services to locals in the Browning community.

The Glacier Hotel, Suta South, and Glen HeavyRunner Swimming Pool will create opportunities for non-profit uses. A new shelter at the Glacier Hotel will have the ability to temporarily house 50 small families of women and children who are homeless or suffering a life of violence. The Glen HeavyRunner Swimming Pool would offer a place for Native American kids to exercise, play, and recreate, most of whom have very few urban recreational opportunities. The Suta South site in Sunburst, that currently has no greenspace within town, would include a park with a play structure for local kids to utilize. It would also increase traffic and commerce in this small town when people chose to charge their vehicles.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse

Resources will be needed to move our priority brownfield sites to redevelopment and reuse. Because assessment has not been completed, the total dollar amount for cleanup and renovation of these sites is not yet known, but funding resources for site reuse have been identified. For example, the owner of Coop’s Corner plans to leverage over \$200,000 in financing to expand and redevelop the site as a travel stop in Browning. The Blackfeet Tribe will utilize Housing and Urban Development (HUD) Indian Community Development Block Grant (ICDBG) funds to cleanup and renovate the Glen HeavyRunner swimming

³http://www.sweetgrassdevelopment.org/media/userfiles/subsite_108/files/SDCCComprehensiveEconomicDevelopmentStrategy2017_2021.pdf

pool. The developer of the Glacier Hotel, a local non-profit, will likely request an EPA cleanup grant once assessment is complete, and is currently raising approximately \$300,000 in local funds for redevelopment of the site. Once assessment is complete at the Suta South site, the Town of Sunburst plans to purchase the property and apply for a Montana Department of Natural Resource and Conservation (DNRC) Implementation grant to cover the cost of the cleanup of the site. Solar power and battery charging companies have already been contacted to determine how to best make the project affordable for the town. The Heart Butte gas station site currently has \$200,000 in EPA cleanup funds to remediate the property once the cleanup planning is complete. As a non-profit economic development corporation, we also have the ability to assist landowners and local governments within the target area in applying for cleanup funding through EPA, HUD CDBG funds, Montana Department of Natural Resource and Conservation funds, and Montana Department of Commerce Big Sky Trust Funds. We also operate a Small Business Revolving Loan Fund that provides financing for redevelopment, expansion, and acquisition.

ii. Use of Existing Infrastructure

Each of our priority sites represents an opportunity to utilize existing infrastructure and city services. Additional primary right of way infrastructure would not be needed for any of our priority brownfield sites, as we are focusing on assessing in-fill properties within the city limits and established communities.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community's Need for Funding

Communities within the target area are struggling to meet the daily needs of their residents, and do not have the additional resources to allocate toward environmental assessment. Glacier County and the Blackfeet Reservation are plagued by high rates of poverty (33.1% and 35.8%, respectively), compared to 14.4% for the state of Montana. The median income on the reservation is only \$24,713, compared to Montana's median income of \$50,801.⁴ In 2015, 32% of the households on the Blackfeet Reservation had a household income of less than \$15,000.⁵ While unemployment is at an all-time low for the state of Montana at 3.7%, 11.9% are unemployed on the Blackfeet Reservation⁶. This number doesn't tell the whole story. For example, of the population aged 16-64, only 45.2% worked 27-52 weeks out of the year on the reservation, while 70.8% of the same age group worked 27-52 weeks/year in Montana in 2018.⁷

In addition to the high poverty and unemployment of this area, the winter of 2018 left communities with staggering costs to rebuild. In February 2018, Montana's governor declared a state of emergency for the target area due to snow accumulations of 80+ inches and high winds, which produced 20-foot snow drifts in some areas. Local governments exhausted road maintenance budgets, had to cut fences in order to reach residents in distress, and organize food deliveries to stranded families.⁸ Cattle ranching, a primary source of income for the target area, suffered a financial loss of over \$5 million due to the cold weather.⁹

⁴ http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_14_5YR_DP03&src=pt

⁵ <http://www.montana.edu/extensionecon/countydata/Blackfeet.pdf>

⁶ https://missoulian.com/news/state-and-regional/montana-legislature/montana-lawmakers-tackle-pervasive-poverty-on-tribal-lands/article_9576305e-f64d-55a9-9139-ce8037aa0455.html

⁷ Data are from the 2017 Amercian Community Survey Work Status in the Past 12 Months and are available on American FactFinder at https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_17_5YR_S2303&prodType=table

⁸ <http://www.spokesman.com/stories/2018/feb/27/relentless-winter-brings-state-of-emergency-to-mon/>

⁹ https://billingsgazette.com/news/state-and-regional/montana-ranchers-still-battling-economic-losses-of-rough-winter/article_17c19c49-be08-52bd-8098-be9c06208ae1.html

ii. Threats to Sensitive Populations

1. Health or Welfare of Sensitive Populations

Vacant, graffitied brownfields sites in the target area attract youth after school, and with it drug use, which has serious health implications. There is a known substance use rate of at least 50% for women who have recently given birth at the Indian Health Service's Blackfeet Community Hospital¹⁰, and 50 out of 196 babies in 2016 were born with drug dependency from their drug-addicted mothers.¹¹ One in every three 8th graders at Browning Middle School on the Blackfeet Reservation admitted to attempting suicide.¹² Redevelopment of sites like the Glen HeavyRunner swimming pool and the Heart Butte gas station will make our communities more livable and decrease the feelings of hopelessness among some of our residents.

In Glacier County, where 70% of the population is made up of Native Americans,¹³ women and girls are murdered or go missing at a far higher rate than the general population in the U.S. A 2017 report by the Montana Department of Justice found Native Americans account for 30% of missing girls and women in the state, even though they represent only 3.3% of the state's population. More than 80% of Native women experience violence and are murdered at a rate of 10 times the national average.¹⁴ Redevelopment of the Glacier Hotel site as a women's and children's shelter in Glacier County will provide safe, transitional housing for native women trying to escape violence.

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

Brownfields and the contaminants found therein, have led to health concerns for area residents. Many petroleum releases in the region, like the Suta South site in Sunburst, have high levels of benzene, which is known to cause leukemia.¹⁵ ¹⁶ Numerous buildings throughout the target area are contaminated with asbestos, a known cause of asbestosis, mesothelioma, and lung cancer.¹⁷ In Glacier County, where the Glacier Hotel is located, asthma and chronic respiratory disease was diagnosed at a rate 83% higher than the Montana average.¹⁸

In addition to the health effects of brownfields, residents of the Blackfeet Reservation face additional health concerns and have limited access to health care. Montana American Indians are diagnosed with 28% more new cases of cancer than Caucasian citizens. The cancer rate on the Blackfeet Reservation was 16% higher than the Montana average from 2006 to 2015, and lung cancer was the most frequent form of cancer diagnosed on the reservation.¹⁹

3. Economically Impoverished/Disproportionately Impacted Populations

In recent years, brownfields sites have had severe impacts on members of the Blackfeet tribe. The Blackfeet Reservation has been designated an Environmental Justice Community by the USDA Natural

¹⁰ mthcf.org/wp-content/uploads/2017/04/Blackfeet-Reservation-CHA.pdf

¹¹ <https://thehill.com/blogs/pundits-blog/energy-environment/343503-zuckerberg-meets-native-american-poverty>

¹² <https://mthcf.org/wp-content/uploads/2018/01/Blackfeet-Reservation-CHA.pdf>

¹³ <https://www.census.gov/quickfacts/fact/table/toolecountymontana,glaciercountymontana,mt,US/RHI825217>

¹⁴ <https://flatheadbeacon.com/2018/12/13/senators-grill-fbi-bia-missing-indigenous-women/>

¹⁵ <http://www.bt.cdc.gov/agent/benzene/basics/facts.asp>

¹⁶ <http://www.epa.gov/ttn/atw/hlthef/toxaphen.html>

¹⁷ http://www.atsdr.cdc.gov/asbestos/asbestos/health_effects/#conditions

¹⁸ <http://dphhs.mt.gov/publichealth/Publications/CountyHealthProfiles>

¹⁹ http://dphhs.mt.gov/Portals/85/publichealth/documents/Cancer/C_Data%20%26%20Statistics/Reservation_Fact%20Sheet_update10.3.17.pdf

Resource Conservation Service due to the high prevalence of contaminated building materials in homes on the reservation. Glacier Homes, established on the reservation in the 1970's as part of HUD's Mutual Help Homeownership Opportunity Program, built homes with wood foundations using chromated copper arsenate. The wood foundations combined with the high precipitation in Blackfeet Country caused the growth of toxic black mold in the homes, which were also built with poor plumbing, septic, and ventilation systems, as well as asbestos and lead. Currently, community members are forced to live in these contaminated homes due to a severe housing shortage and poverty levels that make new housing development impossible. Residents of the Glacier Homes have long complained of numerous respiratory illnesses that are likely caused by the toxic homes. Approximately 71% of the residents reported mold-related symptoms. In addition, about one in three children (37%) living in the homes reported having asthma, a condition frequently associated with toxic mold exposure. For comparison, the national average for asthma in children is about one in 14.²⁰ While our grant will not assess the Glacier Homes, redevelopment of our priority brownfield sites will increase income on the Blackfeet Reservation, which will create additional income for the tribe that can be allocated to the redevelopment of the Glacier Homes.

b. Community Engagement

i. Community Involvement

Cooperation and coordination between local partners are essential for the successful planning and implementation of any project. Each of the partners listed has been an integral component in identifying potential properties for assessment, providing property owner contact information, as well as insight into the redevelopment needs of the respective communities. Below is the role each partner will have as the projects progress:

Partner Name	Point of Contact (name, email, phone)	Specific Role in Project
Glacier County Port Authority	Brenda Schilling, glacierportauthority@gmail.com, 406-845-3244	The Port Authority will identify properties for assessment for our brownfields inventory list. As the project progresses through assessment and cleanup planning, the Port Authority will secure tourism funding dollars to help market the Teepee, Pizza Time, Coop's Corner, Glen Heavy Runner Swimming pool as places for tourists to stop in Browning.
Blackfeet Environmental Office	Gerald Wagner, gwagner@3rivers.net, 406-338-7421	Partner has identified several properties on the Blackfeet Indian Reservation for assessment, provided property contact information, provided initial redevelopment planning ideas, and will assist with compliance with Reservation regulations and community outreach.
Northern Transit Interlocal	Larry Bonderud, mayorlar@gmail.com, 406-450-5193	Northern Transit Interlocal will help facilitate community meetings and solicit public comments on the redevelopment of the Suta South site. The organization will also help market the new, solar-powered battery charging station to tourists passing through the area.
Pondera Regional Port Authority	Rob Cook, Jessica Jensen, pcpconrad@3rivers.net, 406-271-7237	The Port Authority will help market the new gas station, convenience store, and park to tourists traveling through the area. The Port Authority has the ability to secure tourism and transit funding that would highlight the redeveloped site.
Town of Sunburst	Ashleigh Byers, town@northerntel.net, 406-937-2141	Developer for the Suta South site. The town will apply for additional funding for cleanup and redevelopment through Montana DNRC grant program and will solicit community input for site reuse planning.

²⁰ http://www.cutbankpioneerpress.com/glacier_reporter/news/article_1530763c-9c66-561d-b950-9d8bd48f3194.html

ii. Incorporating Community Input

At least six public meetings will be held during the grant period to update the community of the Phase II findings after assessment. Four educational fact sheets will be developed to describe assessment findings. We will also reach out to the press with updates and information to highlight progress made on specific sites undergoing assessment. The majority of residents read the daily and weekly newspapers in the area and this is the best way to reach a large percentage of the population. We will use our current Brownfields mailing list to notify various stakeholders, interested persons, and non-profit groups of upcoming events, project milestones, etc. As a part of all community outreach, residents will be encouraged to provide verbal and/or written input to either Sweetgrass staff or members of our Brownfields Steering Committee. Input will then be considered at our monthly Steering Committee meetings, and we will respond to comments or concerns in writing or with a one-on-one stakeholder meeting.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks and Activities

Contractor Procurement (Applicant Lead) - Within two months of award, we plan to issue a Request for Proposals (RFP) for a Qualified Environmental Professional (QEP). The RFP will be based on our approved EPA workplan and grant deliverables. Submitted proposals will be reviewed and scored by members of our existing Brownfields Steering Committee as well as our Board of Directors. The firm scoring the highest will be contracted to complete the assessments, unless the committee wishes to facilitate interviews with proposers.

Cooperative Agreement Oversight (Applicant Lead) – Sweetgrass staff will be responsible for hiring an environmental contractor; updating the Sweetgrass Board of Directors on progress quarterly; working with governing bodies, landowners, and developers; leading the Brownfields Steering Committee, coordinating with EPA, Tribes, and MDEQ; updating Assessment, Cleanup and Redevelopment Exchange System (ACRES) quarterly; preparing 12 EPA quarterly reports; facilitating site access; attending two national Brownfields conferences; and general grant management.

Community Outreach (Applicant Lead) – Sweetgrass will direct the QEP with respect to community outreach tasks, and will be responsible for preparing four educational fact sheets; fostering relationships with regional developers; consulting with local affected property owners; maintaining Brownfields information on the Sweetgrass website (www.sweetgrassdevelopment.org); creating opportunities to engage local press; and holding 6 public meetings. For each of the priority Brownfield sites, a meeting with the landowner will occur prior to beginning assessment and after assessments. Cleanup planning will be discussed, when necessary. For sites assessed on the Blackfeet Reservation, Tribal Environmental Office staff will be at all stakeholder meetings.

Site Assessment (QEP Lead) – Assessments will begin 6 months after award date and will be completed 3 months prior to grant expiration. Sweetgrass's current EPA approved Quality Assurance Project Plan (QAPP) will be used, presenting a cost savings. The QAPP revision is next required in March 2021. The QEP will assist Sweetgrass with the development of a site eligibility forms to be submitted to EPA and DEQ for review. Sweetgrass will gather access agreements and participation forms from the landowner prior to assessment beginning, and be responsible for completing 6 AAI Phase I assessments; 9 Sampling and Analysis Plans; 6 Phase II hazardous substance assessments; 3 Phase II petroleum assessments; 15 Reports of Findings; and comparing site data to cleanup standards.

Cleanup Planning (QEP Lead) – The Selected Contractor will be responsible for identifying cleanup options and costs; identifying redevelopment options based on site data and community input; and working with the owner/developer on a cleanup plan. One petroleum cleanup plan/cost estimation and two hazardous substance cleanup plans/cost estimations are expected for this grant.

b. Cost Estimates and Outputs

The following table reflects our budget breakout by task with 91% of the grant funding going toward direct costs for community education, assessment, and cleanup planning.

PROJECT BUDGET					
Budget Categories	Project Tasks				
(programmatic costs only)	Cooperative Agreement Oversight	Community Education	Site Assessment	Cleanup Planning	Total
Personnel					
Petroleum	\$7,500	\$3,500			\$11,000
Hazardous Substance	\$7,500	\$3,500			\$11,000
Fringe Benefits¹					
Petroleum	\$2,250	\$1,050			\$3,300
Hazardous Substance	\$2,250	\$1,050			\$3,300
Travel²					
Petroleum	\$3,500	\$1,050			\$4,550
Hazardous Substance	\$3,500	\$1,050			\$4,550
Supplies					
Petroleum	\$250				\$250
Hazardous Substance	\$250				\$250
Contractual³					
Petroleum		\$6,500	\$109,400	\$15,000	\$130,900
Hazardous Substance		\$6,500	\$109,400	\$15,000	\$130,900
TOTAL					
Petroleum	\$13,500	\$12,100	\$109,950	\$15,000	\$150,000
Hazardous Substance	\$13,500	\$12,100	\$109,950	\$15,000	\$150,000
OVERALL TOTAL	\$27,000	\$24,200	\$218,800	\$30,000	\$300,000

The following explains how costs shown in the Project Budget table were developed. Outputs are denoted with an asterisk (*):

Personnel & Fringe Benefits – Personnel costs were calculated at a rate of \$30/hour for 500 hours = \$15,000. We calculated personnel time spent on community education at a rate of \$30/hour for approximately 116 hours for each grant. Total is 233.3 hours at \$30/hour = \$7,000. Personnel costs will allow us to complete outputs such as: hiring an environmental contractor*; updating the Sweetgrass Board of Directors on progress quarterly*; leading the Brownfields Steering Committee*; updating Assessment, Cleanup and Redevelopment Exchange System (ACRES) quarterly*; and preparing 12 EPA quarterly reports* during the three-year grant cycle. Fringe benefits were calculated at a rate of 30% of personnel expense.

Travel – Travel was based on travel to one national Brownfields conference* and one regional conference* for two employees. National conference: \$2,000 per person for 2 people = \$4,000. *Regional conference*: \$1,500 per person for 2 people = \$3,000. Regional travel for community outreach was estimated at

approximately \$700 per year for gas and vehicle use (\$700/year for 3 years = \$2,100 total, or \$1,050 per grant) for 6 public meetings*.

Supplies: Supplies were estimated at \$500 for paper printing costs for brochures* and 4 fact sheets* about our Brownfields program.

Contractual: Contractual costs for outreach were estimated at \$1,000/public meeting (6 meetings = \$6,000*). An additional \$2,000 was allocated to prepare 4 fact sheets* (\$500/each) and \$1,000 to create a programmatic brochure*. The remaining \$4,000 is budgeted for the QEP's assistance with one-on-one landowner meetings*. Total contractual community outreach costs are \$13,000. Site assessments were calculated as follows: 6 Phase Is* at \$4,000 each = \$24,000 total; 6 Hazardous Substance Phase IIs* at \$16,233 each = \$97,400; 3 Petroleum Phase IIs* at \$32,467 = \$97,400. The Phase I costs are higher in our target areas due to elevated travel costs to mobilize long distances. Sweetgrass's current EPA approved Quality Assurance Project Plan will be used, a cost savings, and assessments will be complete prior to March 2021, when a revision of the plan is required. Total estimated assessment costs are \$109,950 for Petroleum and \$109,950 for Hazardous Substance. One petroleum cleanup plan/cost estimation* and two hazardous substance cleanup plans/cost estimations* are expected at a cost of \$15,000 for both grants.

C. 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 discuss the situation with our EPA project officer and develop a plan to achieve the desired outcome in our workplan. Anticipated outputs for this grant application include: 1 Community Outreach Plan; 4 Fact Sheets; 6 Public Meetings; 6 AAI Phase I assessments; 9 completed Sampling and Analysis Plans; 9 Phase II assessments; 15 Reports of Findings; 12 Quarterly Reports; and attendance at 2 National Brownfields Conferences. Anticipated outcomes include: increased tourism revenue within the target area; increased property taxes; environmental risk reduction; job creation; and, leveraged funding for redevelopment.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i. Organizational Structure

Created in 2005, Sweetgrass is well-qualified to manage a Brownfields grant, as proven by our management of \$400,000 in EPA Brownfields grant funds since 2015. Over the last five years, we have managed over \$8 million in project funds, with funding from several sources, including the Economic Development Administration (EDA), Montana Department of Commerce, Community Block Grant Development Program, Montana Department of Transportation, EPA, local governments, and private entities.

To ensure all grant requirements are met for this grant within the three-year grant cycle, we will rely on the expertise of Ms. Sarah Converse, Sweetgrass's Executive Director, and Ms. Michele Turville, Deputy Director. As Executive Director, Ms. Converse has 18 years of experience working in economic development, and 4 years of experience managing EPA Brownfields grants. She is responsible for overall management of the Brownfields Assessment Program, and ensures that all program requirements,

objectives, and deadlines are met. In addition, she serves as the program spokesperson, communicating with the public and landowners.

As Deputy Director, Ms. Turville has 9 years of experience in economic development. Previous to her employment at Sweetgrass, Michele served as the Brownfields Coordinator for Bear Paw Development for 2 years, where she managed \$1.4 million in Brownfields funds. She will be responsible for daily management of the Brownfields Assessment Program, reporting, grant compliance, budget tracking, ensuring cooperative agreement requirements are fulfilled, and assisting with communications.

ii. Acquiring Additional Resources

Sweetgrass will need an accountant and a QEP to complete grant requirements and track funding appropriately. Gage Accounting, a local CPA firm, will be responsible for daily accounting functions and preparation of financial reports consistent with Generally Accepted Accounting Principles (GAAP) and fund-based accounting for non-profits. Environmental expertise will be contracted to support certain public involvement functions, conduct Phase I and Phase II assessments, and prepare cleanup plans. All contracts for this program will be completed and consistent with applicable and competitive Procurement Standards in 40 CFR Parts 30 or 31.

b. Past Performance and Accomplishments

i. Currently Has or Previously Received an EPA Brownfields Grant

1. Accomplishments

Sweetgrass was awarded a \$400,000 assessment grant in 2015. All funds have been expended on this grant, and grant close out is anticipated in spring 2019. Outputs and outcomes achieved with the previous assessment grant that met all of work plan goals are described below.

Outputs – 1 Community Outreach Plan; 1 Website; 1 Steering Committee established; 9 Phase I assessments completed; 10 Phase II assessments completed; 7 Public Meetings; 30+ Landowner Meetings; 1 Brochure; 4 Fact Sheets.

Outcomes - \$160,109 Leveraged; 5 properties made ready for reuse; 1 property transfer facilitated; asbestos abatement of 11,520 square feet; renovation and reopening of the 102-year old Historic Belt Theatre; creation of a grocery store to provide fresh food and produce to a community located 40 miles from the nearest grocery store; 2 petroleum properties issued a No Further Action Letter. Sites assessed and \$160,109 in leveraged are reflected in ACRES at the time of this proposal.

2. Compliance with Grant Requirements

Each quarter, we refer to the grant workplan and timeline to assure goals are achieved. If a workplan item scheduled for that quarter was not achieved, we develop a plan with its EPA Project Manager to complete that item in a following quarter. Sweetgrass has submitted all quarterly reports on time, and has updated the ACRES databased quarterly to reflect grant achievements. We have closely followed and complied with our workplan, grant schedule and terms and conditions for our 2015 assessment grant. The 2015 assessment grant will be closed out by March 31, 2019, in slightly over 3 years due to contractual delays in Phase II sampling.

Attachment A

Documentation of Applicant Eligibility

Internal Revenue Service

**Department of the Treasury
P. O. Box 2508
Cincinnati, OH 45201**

Date: January 6, 2006

Person to Contact:

Steve Brown 31-07422
Customer Service Specialist

Toll Free Telephone Number:
877-829-5500

Federal Identification Number:
83-0381169

Advance Ruling Period Ends:
December 31, 2008

NORTH CENTRAL MONTANA ECONOMIC
DEVELOPMENT DISTRICT INC
SWEETGRASS DEVELOPMENT
% PONDERA COALITION FOR PROGRESS
PO BOX 1329
CUT BANK MT 59427

Dear Sir or Madam:

This is in response to your request of January 6, 2006, regarding your organization's tax-exempt status.

In July 2004 we issued a determination letter that recognized your organization as exempt from federal income tax. Our records indicate that your organization is currently exempt under section 501(c)(3) of the Internal Revenue Code.

Our records indicate that your organization is also classified as a public charity under sections 509(a)(1) and 170(b)(1)(A)(vi) of the Internal Revenue Code until the Advance Ruling Period Ending date indicated in the header above.

Within 90 days from the end of the advance ruling period, your organization must submit to us information needed to determine whether it has met the requirements of the applicable support test during the advance ruling period. This information is currently supplied on the Form 8734, *Support Schedule for Advance Ruling Period*.

Contributions to your organization are deductible under section 170 of the Code. Grantors and contributors may rely on the determination that your organization is not a private foundation until 90 days after the end of its advance ruling period. If the organization submits the required information within 90 days, grantors and contributors may continue to rely on the advance determination until the Service makes a final determination of your organization's foundation status.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely,



Janna K. Skufca, Director, TE/GE
Customer Account Services

Attachment B

Description of Community Involvement

SWEETGRASS DEVELOPMENT

Threshold Criteria

Community Involvement

Sweetgrass understands the importance of involving stakeholders in the Brownfields assessment program and intends to inform and involve the community and other stakeholders during the planning and implementation phases of this project.

A Community Outreach and Education Plan currently guides our brownfield program public and community participation. We will continue to educate our citizens and provide opportunities to learn more about the brownfields program, updating our site inventory, and providing a forum to address concerns regarding contamination found at specific sites. Area-wide planning efforts will also be instituted as site redevelopment plans are finalized to allow the community to have a voice in site cleanup and development.

At least six public meetings will be held during the grant period to update the community of the Phase II findings after assessment. Four educational fact sheets will be developed to describe assessment findings. We will also reach out to the press with updates and information to highlight progress made on specific sites undergoing assessment. The majority of residents read the daily and weekly newspapers in the area and this is the best way to reach a large percentage of the population. We will use our current Brownfields mailing list to notify various stakeholders, interested persons, and non-profit groups of upcoming events, project milestones, etc. As a part of all community outreach, residents will be encouraged to provide verbal and/or written input to either Sweetgrass staff or members of our Brownfields Steering Committee. Input will then be considered at our regular Steering Committee meetings, and we will respond to comments or concerns in writing or with a one-on-one stakeholder meeting.

The following actions outline Sweetgrass's Community Outreach efforts under this grant:

1. Community Outreach Plan
2. Brownfields Steering Committee
3. Prepare educational fact sheets for sites assessed
4. Consult with local affected property owners
5. Maintain and update brownfields pages on Sweetgrass's website
6. Update the Sweetgrass's social media pages with brownfields information
7. Develop and send updates to individuals on a Brownfields Mailing List
8. Create opportunities to engage local press
9. Hold public meetings and one-on-one meetings with interested landowners
10. Facilitate developer workshops

Attachment C

Documentation of the Available Balance of 2015 Assessment Grant



Sarah Converse
Working For 3058802

- Home
- Enrollments
- Payment Requests
- Agency Functions
- Reports
- Inquiries
- Help
- Log Off

Initiate Payment Requests (PR)

Step 2 of 4
Enter Payment Transactions
[Display Selection Criteria](#)

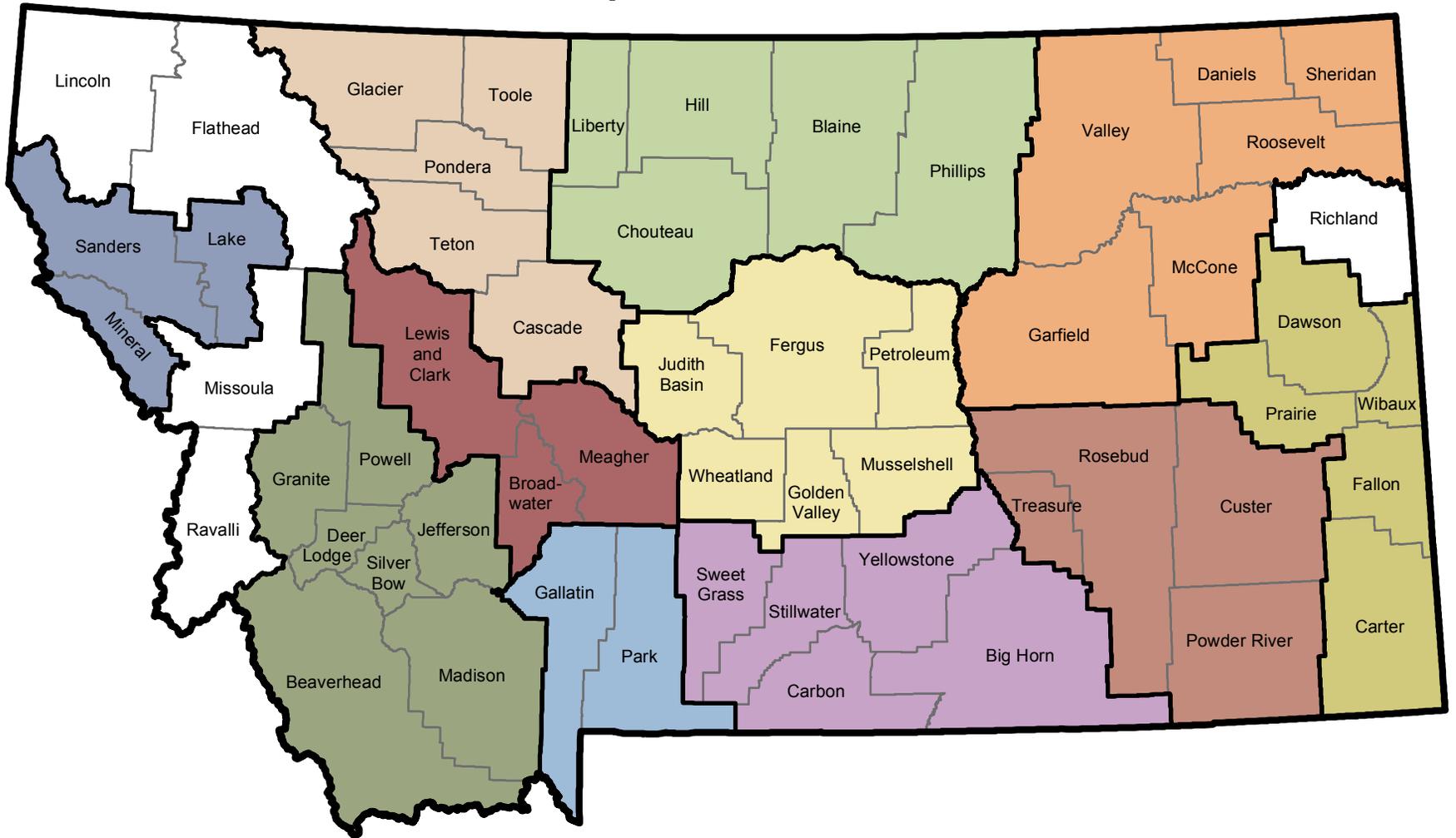
Payment Request Type : Individual
 Payment Method : ACH
 Bank Relationship : 092905249*****1962
 Requested Settlement Date : 01/23/2019

Your criteria matched 1 account(s)

Recipient : SWEETGRASS DEVELOPMENT (3058802)					
Federal Agency : ENVIRONMENTAL PROTECTION AGENC (68128933)					
Cash on Hand : \$ <input style="width: 150px;" type="text"/>			Total : \$ <input style="width: 150px;" type="text"/>		
Account ID	Account Status	Requestor Reference Number	Available Balance	Amount Requested	Remittance Data
BF96834501	Liquidated	<input style="width: 100px;" type="text"/>	\$39,911.71		
BF96834501 - G800NY00	Liquidated		\$	<input style="width: 150px;" type="text"/>	+
BF96834501 - G800OR00	Liquidated		\$	<input style="width: 150px;" type="text"/>	+

CERTIFIED REGIONAL DEVELOPMENT CORPORATION REGIONS

Montana Department of Commerce



- | | | | |
|---|--|--|--|
| Bear Paw Development Corporation | Great Northern Development Corporation | Montana Business Assistance Connection | Southeastern Montana Development Corporation |
| Beartooth Resource Conservation & Development | Headwaters Resource Conservation & Development | Prospera Business Network | Sweetgrass Development |
| Eastern Plains Economic Development Corporation | Lake County Community Development Corporation | Snowy Mountain Development Corporation | Currently Unassigned |

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text" value="01/31/2019"/>	4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>	
State Use Only:		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
8. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text" value="North Central Montana Economic Development District"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="83-0381169"/>	* c. Organizational DUNS: <input type="text" value="1484817520000"/>	
d. Address:		
* Street1:	<input type="text" value="521 1st Avenue Northwest"/>	
Street2:	<input type="text"/>	
* City:	<input type="text" value="Great Falls"/>	
County/Parish:	<input type="text" value="Cascade"/>	
* State:	<input type="text" value="MT: Montana"/>	
Province:	<input type="text"/>	
* Country:	<input type="text" value="USA: UNITED STATES"/>	
* Zip / Postal Code:	<input type="text" value="59404-2820"/>	
e. Organizational Unit:		
Department Name: <input type="text"/>	Division Name: <input type="text"/>	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text" value="Ms ."/>	* First Name:	<input type="text" value="Sarah"/>
Middle Name:	<input type="text"/>	
* Last Name:	<input type="text" value="Converse"/>	
Suffix:	<input type="text"/>	
Title:	<input type="text" value="Executive Director"/>	
Organizational Affiliation: <input type="text"/>		
* Telephone Number: <input type="text" value="406-727-5173"/>	Fax Number: <input type="text"/>	
* Email: <input type="text" value="sweetgrassdevelopment@gmail.com"/>		

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

M: Nonprofit with 501C3 IRS Status (Other than Institution of Higher Education)

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-18-06

* Title:

FY19 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

1234-crdcmmap.pdf

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Brownfields Hazardous Substance and Petroleum Assessment Grant Proposal

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: * Date Signed: