Narrative Information Sheet

IV.D.1 Applicant Identification
Sheridan County Conservation District (District)
1949 Sugarland Drive, Suite 102
Sheridan, WY 82801

IV.D.2 Funding Requested
IV.D.2.a Grant Type:  Single Site Cleanup
IV.D.2.b Federal Funds Requested:
  i.  Amount Requested: $585,000.
  ii.  Cost-Share Waiver: The District IS NOT requesting a cost-share waiver
  iii. Limit Waiver: The District IS requesting a waiver of the $500,000 limit (Attachment A)

IV.D.3 Location
  a) City:  City of Sheridan
  b) County: Sheridan County
  c) State: Wyoming

IV.D.4 Property Information
Property Name: Former Acme Power Plant
Site Address: 165 Acme Road, Sheridan, WY 82801

IV.D.5 Contacts
IV.D.5.a Project Director
Carrie Rogaczewski, District Manager
Sheridan County Conservation District
1949 Sugarland Drive, Suite 102
Sheridan, WY 82801
carrie.rogaczewski@sccdwy.org
(307) 672-5820 x. 3

IV.D.5.b Chief Executive/Highest Ranking Elected Official
Susan Holmes, Chair
Sheridan County Conservation District Board of Supervisors
1949 Sugarland Drive, Suite 102
Sheridan, WY 82801
susan.holmes@sccdwy.org
(307) 672-2976

IV.D.6 Population
The population of the State of Wyoming is 576,851 (2020 Census; data.census.gov/)
The population of Sheridan County is 30,921 (2020 Census; data.census.gov/)
The target area population is 22,819 including the Upper Tongue River Valley in Western Sheridan County Census Tracts 1,2,3,4 & 6 (data.census.gov/)
### IV.D.7 Other Factors Checklist

<table>
<thead>
<tr>
<th>Other Factors</th>
<th>Page #</th>
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</thead>
<tbody>
<tr>
<td>Community population is 10,000 or less.</td>
<td></td>
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<tr>
<td>The applicant is, or will assist, a federally recognized Indian tribe or United States territory.</td>
<td></td>
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<tr>
<td>The proposed brownfield site(s) is impacted by mine-scarred land.</td>
<td>Page 1</td>
</tr>
<tr>
<td>Secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.</td>
<td>Page 4 &amp; Attachment B</td>
</tr>
<tr>
<td>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).</td>
<td>Page 1</td>
</tr>
<tr>
<td>The proposed site(s) is in a federally designated flood plain.</td>
<td>Page 2</td>
</tr>
<tr>
<td>The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy.</td>
<td>Page 3 &amp; 4</td>
</tr>
<tr>
<td>The reuse of the proposed cleanup site(s) will incorporate energy efficiency measures.</td>
<td>Page 3</td>
</tr>
<tr>
<td>The target area(s) is located within a community in which a coal-fired power plant has recently closed (2011 or later) or is closing.</td>
<td></td>
</tr>
</tbody>
</table>

### IV.D.8 Letter from the State or Tribal Environmental Authority

Please see attached letter on following page from the Wyoming Department of Environmental Quality Voluntary Remediation Program and Brownfields Assistance Program.

### IV.D.9 Releasing Copies of Applications

N/A: The application does not contain confidential, privileged, or sensitive information.
October 29, 2021

Ms. Melisa Devincenzi  
Environmental Protection Agency  
Region 8 Brownfields Program  
1595 Wynkoop Street (EPR-B)  
Denver, Colorado 80202-1129

RE: Letter of Support for Sheridan County Conservation District FY22 Cleanup Grant Application

Dear Ms. Devincenzi:

The Wyoming Department of Environmental Quality Voluntary Remediation and Brownfields Assistance Programs (WDEQ/VRP/BAP) wish to express our full support for the Sheridan County Conservation District’s (SCCD) application for a USEPA FY22 Cleanup Grant for the Former Acme Power Plant (Acme) in Sheridan County, Wyoming. Although much has already been accomplished at the Acme site, much remains as well. The SCCD will successfully leverage state and federal resources with community involvement, multiple partners, and private donations to further the cleanup work anticipated in the future. Brownfields remediation is critical to protecting and restoring the environment, protecting human health, and revitalizing communities.

Consistent with community priorities, reuse of the Acme site will bolster a growing tourism industry, increase availability of outdoor spaces for youth programs and recreation opportunities, promote sustainable reuse of an historic building or building materials, and eliminate exposure risks to disadvantaged populations. Specifically, cleanup of the Acme Power Plant will facilitate the creation of greenspace and recreational property within the Tongue River Valley.

The VRP/BAP look forward to the continued partnership with the SCCD to ensure the Acme site is properly cleaned up, and restored to its highest and best use, in accordance with the VRP’s protocols and procedures. Please don’t hesitate to call me at (307)777-2948, or email me at cindi.martinez@wyo.gov if you’d like to discuss this letter of support.

Sincerely,

Cindi Martinez  
Brownfields and Orphan Sites Remediation Program Supervisor  
Solid and Hazardous Waste Division  
Wyoming Department of Environmental Quality
Cc: Carrie Rogaczewski, District Manager Sheridan County Conservation Districts (electronic only)
Susan Holmes, Chair Sheridan County Conservation District Board of Supervisors (electronic only)
IV.E.1. Project Area Description and Plans for Revitalization

IV.E.1.a. Target Area and Brownfields

IV.E.1.a.i. Background and Description of Target Area: As the least populous state in the Union with 576,851 residents, (2020 Census; data.census.gov/cedsci), a population density of only 6 people per square mile, and a single four-year university, most Wyomites consider the entire state as one community. Sparse populations, open spaces, and the boom-and-bust cycles related to energy extraction employment are an important economic and cultural part of Wyoming’s history. The target area consists of the Upper Tongue River valley in western Sheridan County and includes sites representative of the types of abandoned, energy-related sites that dot the Wyoming landscape. Decades of energy boom-and-bust cycles have left behind a legacy of mine-scarred lands and associated environmental contamination, including subsidence areas and dilapidated structures, including the former Acme Power Plant.

The Upper Tongue River Valley provides the municipal, agricultural, recreational, and wildlife opportunities for the region and includes the City of Sheridan, the towns of Dayton and Ranchester, and rural populations. The character and diversity of the valley was shaped by the mining history. As many as 10,000 people lived in the valley’s coal camps and mining communities, which was more than twice the population of Sheridan (www.wyohistory.org/encyclopedia/coal-camps-sheridan-county). "The Power of Acme's Past", completed by the University of Wyoming Haub School of Environment and Natural Resources (Haub School Report), describes the significance of the mining activities that drew a diversity of people, including Polish, Japanese, Italian, and others, descendants of which still live in the area (www.acmeprjctwyoming.org/site-history). Remnants of these vibrant communities, including the old Acme townsite, are documented on the Black Diamond Interpretive Trail. Acme was an important component of this cultural and industrial history; however, the current condition impacts water and land quality, recreational activities, and the health and safety of residents and tourists that come to enjoy the beauty and history of this landscape.

IV.E.1.a.ii. Description of the Proposed Brownfield Site(s): The proposed brownfield site for this cleanup grant is the ±2-acre Acme Power Plant (Acme), where most activities associated with plant operation and subsequent battery recycling, transformer storage, and auto salvage were conducted. The site includes a ±16,500 square foot abandoned coal-fired power plant that operated from 1910 to 1976, a ±1400 square foot masonry maintenance shop, ± 2100 square foot wood frame barn, and ± 85 square foot one-room shed (“little house”). Built in 1910 from bricks made locally by the Sheridan Press and Brick Company, the Acme Power Plant, which appears to be the primary source of contamination, was said to be “one of the most advanced in the West” and supplied power to the mines, coal camps, Fort MacKenzie, and Sheridan (www.wyohistory.org/encyclopedia/coal-camps-sheridan-county). Phase I and Phase II Targeted Brownfield Assessments were completed for the site, adjacent ±1-acre outlot, and ±2-acre coal-ash pile directly across the adjacent Tongue River. These assessments documented large quantities of asbestos including: 32,345 square feet in boiler and door insulation, brick plaster, equipment jackets, fiberboard, fire brick, furnace brick and cement, plaster, and roofing materials; 1520 linear feet in brick caulk, pipe insulation, and wire insulation; 1380 cubic feet in insulation debris throughout the building; and other electrical panels, fire doors, pipe gaskets and pipe joints in the main building; 160 square feet in linoleum and fiber board; 115 linear feet of covering and roofing materials and other panels, pipe joints, and gaskets in the other buildings. Through participation in the Wyoming Voluntary Remediation Program, ±1000 cubic feet of bulk and loose asbestos containing materials, including insulation debris, were removed from the property in October 2018.

An EPA Assessment Grant administered by the Wyoming Voluntary Remediation Program for soils and
groundwater on the site and adjacent outlot concluded that one of the primary contaminants of concern is asbestos in soils. Excess Lifetime Cancer Risk (ELCR) calculations for asbestos in soils completed as part of risk assessments (Attachment C) show a significant risk of lung cancer for salvage operations and dusty conditions. The presence of asbestos in surface soils indicates friable asbestos fibers are migrating beyond the walls of the power plant building. Due to continued issues with youth trespassing, abatement is the surest way to eliminate exposure and transport pathways. A 2020 incident in which Search and Rescue volunteers endured several hours of exposure to extract a trespassing teen from a coal chute is a stark reminder of the health and safety hazards at this abandoned site.

IV.E.1.b. Revitalization of the Target Area

IV.E.1.b.i. Reuse Strategy and Alignment with Revitalization Plans: The Acme Working Group, a mix of government agencies, non-profit and non-government organizations, and for-profit business and utilities, was convened in 2017 by the Sheridan County Conservation District (District) to ensure cleanup and proposed reuse are consistent with community priorities. Initial project partners identified three themes to be maintained for future uses: 1) protect water and land quality, 2) ensure public access and use, and 3) capture the site’s historical importance. Ideas presented from over 50 participants at the initial community visioning session (2017), public meetings, and other feedback, indicate a desire for uses that support outdoor recreation and an appreciation of the area's history, which directly correspond with reuse themes 2 and 3. Incorporating previous input, the Acme Working Group established a specific reuse strategy to enhance outdoor recreation opportunities that promote health and well-being.

Preserving the power plant building was particularly important to local residents who previously lived or worked in the area if structurally sound and economically feasible to do so (Haub School Report). A structural survey (October 2020; American Engineering Testing, Inc.) determined that the building was in good structural condition but required roof repairs and brick work. A “Highest and Best-Use Study” and an “Infrastructure Needs Assessment” are underway to identify and evaluate potential feasible, long-term, reuse opportunities. The Acme Working Group noted that if unfeasible to maintain the building, there would be significant value in reusing some building elements in trails and interpretive features.

Proposed green space and outdoor recreation uses directly align with the Sheridan County Comprehensive Plan, updated in 2020, which identifies agriculture, wildlife and natural resources, access to public lands for outdoor recreation, open lands and viewsheds, and historic sites among the key issues of importance to Sheridan County residents. The area around Acme is identified as a "Special Planning Area" and specifically referenced under Historic Sites. Additionally, the City of Sheridan's Land Use Master Plan prioritizes open space through bike and walking paths, corridors along Goose Creek and the Tongue River for recreation and revitalization, and development that preserves community character, natural space, and scenic vistas. Near the confluence of Goose Creek and Tongue River, Acme is within a designated Special Flood Hazard Area (msc.fema.gov/portal/search) and the Sheridan County Groundwater Protection Area (maps.greenwoodmap.com/sheridan/map); both of which are most suited for development of greenspaces and reuse of existing structures.

IV.E.1.b.ii. Outcomes and Benefits of Reuse Strategy: Consistent with community priorities, reuse of the Acme site will bolster a growing tourism industry, increase availability of outdoor spaces for youth programs and recreation opportunities, promote sustainable reuse of an historic building or building materials, and eliminate exposure risks to disadvantaged populations, which includes vulnerable youth trespassers. Specifically, cleanup of the Acme Power Plant will facilitate the creation of greenspace and recreational property within the Tongue River Valley. The Sheridan County YMCA, which serves over 1000 local youth, will benefit from additional outdoor spaces for summer camps and youth programs.
While the Bighorn National Forest offers over 1 million acres of outdoor recreation opportunities, having similar options closer to town makes it easier for residents to enjoy open spaces on a more regular basis. The Acme site is well-placed to build upon successes of the Sheridan Community Land Trust, especially related to trail development. For rural communities, such as Sheridan, outdoor recreation is an economic driver with visitors spending more than $115 million in Sheridan County each year and generating $6.2 million in local tax revenues (Sheridan Travel and Tourism). Tourists and residents attracted to Acme for its recreation opportunities and historical significance will encourage travel to nearby communities for similar experiences contributing to a regional destination of outdoor recreation with a strong connection to history and the natural environment. Project partners are committed to maintaining a connection between the future use of the site and its history and will reuse existing structures or materials as appropriate. The “Highest and Best Use” study and “Infrastructure Needs Assessment” will help indicate whether the building can be retained and the potential for incorporating and demonstrating renewable energy from solar and hydroelectric power; a greenspace would not require additional energy infrastructure.

In this rural, sparsely populated area, the disadvantaged or vulnerable populations in the target area are those with greater susceptibility to adverse effects from environmental hazards associated with asbestos and other legacy pollutants. Asbestos abatement will directly benefit these populations, by eliminating exposure pathways for trespassers, especially vulnerable youth, and workers, preventing continued contamination of the surrounding soils, and providing outdoor spaces to improve health and well-being.

### IV.E.1.c. Strategy for Leveraging Resources

#### IV.E.1.c.i. Resources Needed for Site Reuse: A local unit of government, the District is eligible for funding from other resources including state and federal grants. Partnerships with municipal governments further expand the ability to leverage opportunities for cleanup and reuse of the Acme site. Since 2015, partners, including the District, have invested just over $900,000, including expenses associated with property acquisition; completion of Phase I, Phase II, and other assessments; outreach; initial site stabilization; security and access to address safety concerns; and other site surveys/studies.

<table>
<thead>
<tr>
<th>Federal Grants/Support</th>
<th>State Grants/Support</th>
<th>Local Government</th>
<th>Partner contributions</th>
<th>Private Grants and Donations</th>
<th>In-Kind Services</th>
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<td>$453,000</td>
<td>$288,000</td>
<td>$28,000</td>
<td>$60,000</td>
<td>$44,000</td>
<td>$27,000</td>
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Other support not specifically tracked, but critical to success includes: Wyoming Voluntary Remediation Program administration of the $325,000 EPA site-specific grant for soil and groundwater assessment, technical assistance grant for infrastructure needs assessments, and initial site stabilization activities; Yale School of Forestry for initial website development; University of Wyoming Haub School for compilation of historical narratives; and Kansas State University Technical Assistance to Brownfields for facilitation of the community visioning session, Highest and Best Use Study, and other guidance.

Cleanup of the power plant will stimulate additional funding by reigniting initial excitement and momentum. In addition to potential revenue through salvage and/or reuse of bricks, steel, and other materials, specific eligible leverage sources are available to support this project (Attachment B).

<table>
<thead>
<tr>
<th>Secured Leverage Sources</th>
<th>Amount</th>
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<tbody>
<tr>
<td>District appropriations and fees (above required cost-share)</td>
<td>$33,000</td>
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<tr>
<td>District dedicated existing grants/reserves for Acme</td>
<td>$15,000</td>
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<tr>
<td>KSU TAB Highest and Best Use Market Study</td>
<td>$15,000</td>
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<tr>
<td>Wyoming Brownfields Revolving Loan Fund-soil and groundwater cleanup</td>
<td>$300,000</td>
</tr>
<tr>
<td>WDEQ EPA Grant for Infrastructure Needs Assessment</td>
<td>$20,000</td>
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The Acme Working Group and District Board of Supervisors have committed to initiating a formal fundraising campaign to augment funds from a cleanup grant and support redevelopment activities. This campaign would include identification and discussions with potential donors, community events, and applications to various public and private sources. The high-level of commitment from the Wyoming Voluntary Remediation Program demonstrates the potential for additional funding through the State’s Orphan Site and/or Abandoned Mine Lands programs. Other opportunities for grants and programs for recreation and tourism may exist through the Wyoming Business Council and others. For development of trails, fencing, signs, and other greenspace features, grants from the Wyoming Recreational Trails Programs and other sources could be available.

**IV.E.1.c.ii. Use of Existing Infrastructure:** The ongoing “Infrastructure Needs Assessment” and “Highest and Best Use Study” will aid in the determination of infrastructure needs and availability. An existing road easement ensures permanent access for public use. Water rights are available to support reuse opportunities. Along with existing power grids, the Acme site affords potential for using wind, hydro, or solar power through existing water rights, building orientation, and size. State and county resources, such as the State of Wyoming Revolving Loan Fund (SRF) for water improvements will be sought if needed for water and sewer upgrades. Where reuse of structures is not feasible, bricks and/or other materials could be incorporated into other features, including trails or benches.

**IV.E.2. Community Need and Community Engagement**

**IV.E.2.a. Community Need**

**IV.E.2.a.i. The Community’s Need for Funding:** At just under 31,000 people (12 per square mile), the small population of Sheridan County results in a limited ability to draw on initial funding for high cleanup costs after other priorities, such as building and maintaining infrastructure, education, and social services (for seniors and vulnerable youth) are met. As elsewhere, Wyoming suffered economic impacts from COVID 19 in 2020, especially in the leisure and hospitality sector. In the first quarter 2021, these sectors started to bounce back as visits to Yellowstone National Park increased 20.7%, (the highest number of first quarter visitations in history) and lodging sales increased 16.4%. However, significant declines in energy industries continue to be concerning as Wyoming, including the target area, depends on funding from mineral extraction industries. In the first quarter of 2021, the Wyoming mining industry (including oil and gas extraction) lost about 5070 (over 25%) of its employees. Sales and use tax collections from sales of equipment, supplies, and services related to the energy industry, reported a 52.6% drop from the previous year, which is one of the largest in Wyoming history (eadiv.state.wy.us/wef/Economic_Summary1Q21.pdf). In 2021, this directly impacted the Conservation District and other organizations that saw a reduction in annual local appropriations.

**IV.E.2.a.ii. Threats to Sensitive Populations:**

1) **Health or Welfare of Sensitive Populations:** Wyoming’s seniors and children are among the most vulnerable and often most at risk for health impacts. Target area populations over age 64 are above 80% of the national profile, and low-income indices (less than 2 times the poverty level) were as much as 80-90% of the national profiles (ejscreen.epa.gov/mapper/index.html?wherestr=82801). Wyoming consistently has mediocre-to-poor rankings for senior health care core measures and ranks 49th for seniors with a dedicated healthcare provider and 17th for seniors that exercise regularly, which likely contributed to a 41% increase in senior obesity rates observed between 2011 and 2019 (assets.americashealthrankings.org/app/uploads/ahr2021_seniorreport.pdf). Nearly 62% of Sheridan County adults are considered overweight or obese with 20% reporting depression (health.wyo.gov/publichealth/chronic-disease-and-maternal-child-health-epidemiology-unit/wyoming-behavior-risk-factor-surveillance-system-2/brfss-data-2/2015-2019-county-data/). Cleanup of the Acme site will help offset...
the poor health issues by providing opportunities for outdoor recreation that are close to home and easily accessible, thereby improving overall health and well-being.

2) Greater than Normal Incidence of Disease and Adverse Health Conditions: Staggering public health statistics include the 3rd highest rate in the nation for suicide, chronic liver disease, and cirrhosis of the liver (www.cdc.gov/nchs/pressroom/states/wyoming/wyoming.htm). The highest among Wyoming cancer death rates, lung cancer death rates average 32.2 (per 100,000), (cancerstatisticscenter.cancer.org /#/state/Wyoming). At approximately 12 people per million each year (www.mesothelioma.com/ states/wyoming/), Wyoming’s mesothelioma mortality rate is higher than the national average of 8 people per million (www.asbestos.com/mesothelioma/death-rate/). Mesothelioma and other lung cancers can result from exposure to asbestos, but it may take years before symptoms develop (www.epa.gov /asbestos). The abundance of asbestos containing material at Acme and long-term exposure impacts suggests the most “at-risk” population are the youth who illegally enter this fascinating but dangerous property. Removing the asbestos will not only remove exposure risks but will also create a destination that encourages outdoor recreation and promotes improved physical and mental well-being. This is especially important in that in 2021, the Wyoming Legislature was forced to cut millions from the state budget, including over $112 million from the WY Department of Health, which affects local resources to address mental health and substance abuse issues (better wyo.org /2021/04/30/public-health-cuts-hit-communities-across-wyoming/).

3) Promoting Environmental Justice: Wyoming and the target area have cumulative environmental impacts largely related to the energy industry, past and present. Abandonment of old facilities and older residences result in lead paint indicators (based on percent of pre-1960 housing) as high as 95% of national profiles (ejscreen.epa.gov/mapper/index.html?wherestr=82801). Addressing asbestos will allow further evaluation of options related to lead-based paint remediation at Acme. There is also environmental injustice where people with money can afford to relocate to rural subdivisions while those without the means continue to live in and around dilapidated, contaminated properties. The adjacent Census Tract (#5), which includes some such developments, had a 2015 Median Family Income of $82,801, 3.5% minority population, and 4.5% below poverty line compared to $71,093, 9.3% and 9.1%, in the target area (geomap.ffiec.gov/FFIECGeocMap/GeocodeMap1.aspx). Cleanup of the Acme site will support populations within the target area by eliminating an attractive nuisance site, reducing pollutant levels, and providing a clean, outdoor space that is easily accessible.

IV.E.2.b. Community Engagement

IV.E.2.b.i. and ii Project Involvement and Roles: The diverse perspectives provided by the Acme Working Group and other partners ensure consideration of multiple interests, including: conservation, recreation, wildlife management, tourism, economy, history, and agriculture/industry.

<table>
<thead>
<tr>
<th>Name of organization / entity/group</th>
<th>Point of Contact (name, email and phone)</th>
<th>Specific involvement in the Project or assistance provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Padlock Ranch</td>
<td>Trey Patterson <a href="mailto:trey@padlockranch.com">trey@padlockranch.com</a></td>
<td>Acme Working Group; adjacent landowner, specific input on access and impacts to agricultural operation</td>
</tr>
<tr>
<td></td>
<td>(307) 655-2264</td>
<td></td>
</tr>
<tr>
<td>Black Gold LLC</td>
<td>Brian Beisher <a href="mailto:beisher@wavecom.net">beisher@wavecom.net</a></td>
<td>Acme Working Group; adjacent landowner, specific input on access and impacts to property</td>
</tr>
<tr>
<td></td>
<td>(307) 751-0448</td>
<td></td>
</tr>
<tr>
<td>Sheridan Community Land Trust</td>
<td>Brad Bauer <a href="mailto:director@sheridanclt.org">director@sheridanclt.org</a></td>
<td>Acme Working Group; compilation of historical narratives; potential for trails development, recreation interests</td>
</tr>
<tr>
<td></td>
<td>(307) 673-4702</td>
<td></td>
</tr>
<tr>
<td>Sheridan County</td>
<td>Terry Cram</td>
<td><a href="mailto:tcram@sheridancounty.com">tcram@sheridancounty.com</a> (307) 674-2902</td>
</tr>
<tr>
<td>Sheridan County Travel and Tourism</td>
<td>Shawn Parker</td>
<td><a href="mailto:sparker@sheridanwy.net">sparker@sheridanwy.net</a> (307) 673-7120</td>
</tr>
<tr>
<td>Wyoming Game and Fish</td>
<td>Christina Schmidt</td>
<td><a href="mailto:christina.schmidt@wyo.gov">christina.schmidt@wyo.gov</a> (307) 672-8003 x. 240</td>
</tr>
<tr>
<td>Museum of the Bighorns</td>
<td>Mikayla Larrow</td>
<td><a href="mailto:m.larrow@museumatthebighorns.org">m.larrow@museumatthebighorns.org</a> (307) 675-1150</td>
</tr>
<tr>
<td>Montana Dakota Utilities</td>
<td>Chris Lawler</td>
<td><a href="mailto:Christopher.Lawler@mdu.com">Christopher.Lawler@mdu.com</a> (307) 674-3545</td>
</tr>
<tr>
<td>Sheridan County Chamber of Commerce</td>
<td>Dixie Johnson</td>
<td><a href="mailto:dixiejohnson@sheridanwyomingchamber.org">dixiejohnson@sheridanwyomingchamber.org</a> (307) 672-2485</td>
</tr>
<tr>
<td>Sheridan County YMCA</td>
<td>Elizabeth Cassiday</td>
<td><a href="mailto:ecassiday@sheridanymca.org">ecassiday@sheridanymca.org</a> (307) 674-7488</td>
</tr>
<tr>
<td>Sheridan County Parks and Recreation Board</td>
<td>Seth Ulvestad</td>
<td><a href="mailto:seth.ulvestad@sheridanrecreation.com">seth.ulvestad@sheridanrecreation.com</a> (307) 674-6421</td>
</tr>
<tr>
<td>Wyoming State Parks and Cultural Resources</td>
<td>Misty Stoll</td>
<td><a href="mailto:misty.stoll@wyo.gov">misty.stoll@wyo.gov</a> (307) 620-0331</td>
</tr>
<tr>
<td>City of Sheridan</td>
<td>Rich Bridger, Mayor</td>
<td><a href="mailto:rbridger@sheridanwy.gov">rbridger@sheridanwy.gov</a> (307) 751-3198</td>
</tr>
<tr>
<td>WY Dept of Environmental Quality Voluntary Remediation Program</td>
<td>Cindi Martinez</td>
<td><a href="mailto:cindi.martinez@wyo.gov">cindi.martinez@wyo.gov</a> (307) 777-2948</td>
</tr>
<tr>
<td>Kansas State University Technical Assistance to Brownfields</td>
<td>Maggie Belanger</td>
<td><a href="mailto:maggiejessee@ksu.edu">maggiejessee@ksu.edu</a> (785) 532-0782</td>
</tr>
</tbody>
</table>

**IV.E.2.b.iii Incorporating Community Input:** Community involvement has been and will continue to be an integral part of the project. Previous input from 50+ participants at the 2017 Community Visioning Session and public meetings, the Haub School Report historical narratives, and feedback from the project website have been incorporated to shape the current vision, including development of the proposed reuse strategy. As with other rural areas of Wyoming, the most effective means of communication are face-to-face interactions, either through project-specific meetings or through informal discussions at community events. Only 86% of households have computers and only 81% have broadband internet within the target area as compared with 93% and 88% nationally (Table DP02 from 2019: American Community Survey 5-year Estimates Data Profiles at data.census.gov/cedsci). Virtual options will be incorporated into future community engagement activities, but the key for the aging target population will be achieved through a minimum of 3 community meetings during the project period. Based on past experience, the most effective strategy to ensure attendance at project-specific
events is notification through a combination of local newspaper, radio, and social media outlets. As part of this application, the District provided public notice and opportunities for public comment, including 2 public meetings. Input will be incorporated into specific reuse plans and cleanup activities.

**IV.E.3. Task Descriptions, Cost Estimates, and Measuring Progress**

**IV.E.3a. Proposed Cleanup Plan**
The cleanup plan, as recommended in the DRAFT Analysis of Brownfields Cleanup Alternatives (ABCA; Attachment C) includes removal and abatement of asbestos containing materials in the buildings to eliminate exposure risks and migration of asbestos fibers to exterior soils. The District will hire a qualified environmental professional (QEP) and abatement contractor using competitive selection processes. Abatement will consist of site-setup and containment measures; permitting; removing, packaging, and labeling asbestos materials; disposal at a certified landfill; post-abatement cleanup; and clearance monitoring and sampling. All work will be conducted with oversight from the Wyoming Voluntary Remediation Program and US EPA to ensure compliance with state and federal standards.

**IV.E.3.b. Description of Tasks/Activities and Outputs**
The following task tables document the EPA-funded activities and associated outputs necessary to implement the proposed project. All activities will support EPA's FY2018-2022 Strategic Plan, specifically Goal 1 (A Cleaner, Healthier, Environment) Objective 3 (Revitalize Land and Prevent Contamination) by removing asbestos and associated exposure and transport pathways.

<table>
<thead>
<tr>
<th>Task 1: Grant Management/Coordination</th>
</tr>
</thead>
<tbody>
<tr>
<td>i. <em>Project Implementation</em>: Prepare Work Plans and Execute Cooperative Agreement with EPA ○ Solicit Qualified Environmental Professional (QEP) through a competitive selection process that meets EPA’s procurement requirements, with input from Wyoming Voluntary Remediation Program and EPA ○ Submit reimbursement requests and required programmatic reports to EPA Non-EPA resources includes: WDEQ VRP/Program oversight, Board member and other District staff time; travel and District staff time to attend National Brownfield Conference and trainings</td>
</tr>
<tr>
<td>ii. <em>Anticipated Project Schedule</em>: Life of project-all years (2022-2025): Develop Work Plan and Cooperative Agreement soon after award notification ○ Select QEP within 6 months of award ○ Submit Disadvantaged Business Enterprise (DBE) and Federal Financial Reports (FFR) annually and other reports as determined in the Work Plan ○ Timely complete ACRES reporting as needed</td>
</tr>
<tr>
<td>iii. <em>Task/Activity Lead</em>: District Manager with assistance from other District Board and staff and partners, Wyoming Voluntary Remediation Program, and EPA</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Task 2: Community Engagement</th>
</tr>
</thead>
<tbody>
<tr>
<td>i. <em>Project Implementation</em>: Host 3 community update meetings with in-person and virtual options as appropriate ○ Convene 3 Acme Working Group meetings with additional updates ○ Provide other updates and solicit and respond to input through meetings, social media, press releases, direct mailings, and other means Non-EPA resources includes Working Group and partner time at meetings and working with community members and other District staff time for development of additional outreach materials and website updates</td>
</tr>
<tr>
<td>ii. <em>Anticipated Project Schedule</em> (2022-2025): Community meetings annually, with first being within 3 months of award ○ Acme Working Group meetings annually, prior to community updates ○ progress updates as milestones are completed through project website, newsletters, press releases, and other means</td>
</tr>
<tr>
<td>iii. <em>Task/Activity Lead</em>: District Manager, with assistance from Qualified Environmental Professional, Acme Working Group, KSU Technical Assistance to Brownfields and Wyoming Voluntary Remediation Program</td>
</tr>
<tr>
<td>iv. <em>Outputs</em>: 3 annual community update meetings ○ 3 Acme Working Group meetings ○ Progress updates through press releases, social media, direct mailings, and other means as milestones are completed</td>
</tr>
</tbody>
</table>
Task 3: Cleanup

i. Project Implementation: Finalize Analysis of Brownfield Cleanup Alternatives (ABCA) and Cleanup Plan, incorporating community input ○ Develop Quality Assurance Project Plan (QAPP) and Sampling Analysis Plan (SAP) to detail cleanup related protocols and controls ○ Secure Asbestos Abatement Contractor with input and oversight from Wyoming Voluntary Remediation Program ○ Perform cleanup including proper disposal of asbestos containing materials ○ Prepare completion reports and documentation to WDEQ
Non-EPA resources includes WDEQ program oversight and plan reviews

ii. Anticipated Project Schedule: Year 2-3 (2023-2025): Final ABCA, Cleanup Plan, QAPP, and SAP, within 12 months of selection of QEP in Task 1 ○ Asbestos Abatement Contractor selection within 3 months after plan approvals ○ Cleanup completed within 12 months of Abatement Contractor selection ○ Completion and documentation submitted within 3 months after cleanup

iii. Task/Activity Lead: QEP and Asbestos Abatement Contractor with oversight from District Manager and Board, Wyoming Voluntary Remediation Program, and EPA

iv: Outputs: Final ABCA and Cleanup Plan ○ Quality Assurance Project Plan (QAPP) and Sampling Analysis Plan (SAP) ○ Asbestos Abatement ○ Cleanup Documentation and Certificate(s) of completion from Wyoming Voluntary Remediation Program

IV.E.3.c. Cost Estimates:

<table>
<thead>
<tr>
<th>Budget Categories</th>
<th>Grant Management</th>
<th>Community Engagement</th>
<th>Cleanup</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Direct Costs</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Personnel</td>
<td>$7000</td>
<td>$3750</td>
<td>$2500</td>
<td>$13,250</td>
</tr>
<tr>
<td>Contractual-QEP</td>
<td>$875</td>
<td>$7875</td>
<td>$50,000</td>
<td>$688,750</td>
</tr>
<tr>
<td>Contract-Cleanup/Abatement</td>
<td></td>
<td></td>
<td>$630,000</td>
<td></td>
</tr>
<tr>
<td>Total Direct Costs</td>
<td>$7875</td>
<td>$11,625</td>
<td>$682,500</td>
<td>$702,000</td>
</tr>
<tr>
<td>Indirect Costs</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Federal Funding</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(Not to exceed $500,000; or $650,000 if requesting waiver of the $500,000)</td>
<td>$0</td>
<td>$0</td>
<td>$585,000</td>
<td>$585,000</td>
</tr>
<tr>
<td>Cost Share (%)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>($20% of requested federal funds)</td>
<td>$7875</td>
<td>$11,625</td>
<td>$97,500</td>
<td>$117,000</td>
</tr>
<tr>
<td>Total Budget (Direct + Indirect Costs)</td>
<td>$7875</td>
<td>$11,625</td>
<td>$682,500</td>
<td>$702,000</td>
</tr>
</tbody>
</table>

Personnel costs were derived from the current $50/hour rate for the District Manager, who will perform all the covered activities; QEP costs are $175/hr based on an average hourly rate for proposed and/or contracted services in 2021; cleanup costs are based on the Draft ABCA and 2020 estimate for asbestos abatement. Other District staff support will be through Non-EPA resources. The 20% cost-share of $117,000 will be for eligible activities and provided through non-federal sources, including $13,250 of District personnel, $58,750 QEP contractual costs, and $45,000 abatement and disposal costs.

Task 1 Grant Management Personnel (District Manager 140 hrs @ $50/hr) - $7000 for developing work plans/cooperative agreements (45 hrs), coordinating QEP selection and requests for proposals (20 hrs), and completing reports and other program management (65 hrs)

Task 1 Grant Management Contractual (QEP 5 hrs @ $175/hr)- $875 for program support

Task 2 Community Engagement Personnel (District Manager 75 hrs @ $50/hr) - $3750 for coordinating and preparing materials for working group meetings at 10 hrs/mtg (30 hrs) and coordinating and preparing materials for community meetings at 15 hrs/mtg (45 hrs)

Task 2 Community Engagement Contractual (QEP 45 hrs @ $175/hr) - $7875 for assistance with working group meetings at 5 hrs/mtg (15 hrs) and community meetings at 10 hrs/mtg (30 hrs)

Task 3 Clean Up Personnel (District Manager 50 hrs @ $50/hr) - $2500 for reviewing plans and coordinating cleanup activities (40 hrs) and compiling and submitting closure reports (10 hrs)
Task 3 Clean Up Contractual (Asbestos Abatement in buildings) - $680,000 including:

- $50,000 (QEP 286 hrs @ $175/hr) for finalizing ABCA and Cleanup Plan (40 hours), developing QAPP and SAP (40 hours), development bid documents and assistance w/ abatement contractor selection (70 hrs), cleanup contractor oversight (96 hrs), and coordination with EPA, WDEQ, and other permitting agencies as needed (40 hours)
- $630,000 Asbestos Abatement and disposal costs per 2020 SafeTech estimate with 5% adjustment to account for increased disposal costs and additional costs associated with 2021 roof collapse

IV.E.3.d. Measuring Environmental Results: If awarded, the District will report progress to Wyoming Voluntary Remediation Program, EPA, project partners, and the public to demonstrate attainment of expected outputs. To track project activities, investments, and grant sources, the District uses an ACCESS database that allows staff to query information for grant reports, partner contributions, and reportable metrics. District staff will provide a minimum of quarterly project updates during Board meetings, which will be documented in meeting minutes and regular updates to the Acme Working Group, at least twice per year, through email and/or in-person meetings. The project website and social media platforms will be updated with community meetings and completed milestones.

IV.E.4 Programmatic Capability and Past Performance

IV.E.4.a Programmatic Capability

IV.E.4.a.i Organizational Structure: A political subdivision of state government, the District is governed by a 5-member elected Board of Supervisors. As an elected-body, the Board maintains fiscal accountability of public funds and conduct business (including project-specific discussions) in an open, transparent process. As the site owner, the District is ultimately responsible for ensuring that the Acme site be made suitable for reuse. Close communication with the Wyoming Voluntary Remediation Program and EPA will guarantee activities meet the appropriate regulatory standards and are completed in a timely manner. The District Manager, in consultation with other staff and partners, will provide documentation on progress and accomplishments to the Board, partners, the public, and to EPA through quarterly reports and updates to ACRES. The District Board, with input from staff and partners, will approve all agreements, contracts, and payments and is responsible for soliciting and selecting contractors and service providers according to the District procurement policy.

IV.E.4.a.ii Description of Key Staff: Board members and staff have degrees and experience in environmental and land management, engineering, and education fields. District Manager, Carrie Rogaczewski, has a Master of Science in Rangeland Ecology and Watershed Management with an emphasis in water resources from the University of Wyoming, with over 23 years of experience at the District and a solid understanding of grant management, fiscal accountability, and community resources. She serves as the liaison between the Board of Supervisors and other government agencies and organizations and is responsible for all fiscal and administrative matters, including management of multiple grants from federal, state, and private sources; development and distribution of Requests for Proposals; and oversight of water quality monitoring programs (including planning and data validation). Program Specialist, Jackie Turner, who will provide in-kind support services, has Bachelor of Science degrees in Geography and Environment and Natural Resources with GIS and natural resource management concentrations, a minor in journalism, and over 4 years of experience with the District. Jackie serves as the field supervisor for the water quality monitoring program, manages individual contracts with landowners, and is responsible for maintaining and developing the District website/social media platforms and outreach materials. Carrie and Jackie will be supported by Susan Holmes (current chair of the District) who is a retired professional engineer and Cindi Martinez and Ben Luckey with the Wyoming Voluntary Remediation Program, all of whom have relevant backgrounds and/or experience.
IV.E.4.a.iii. Acquiring Additional Resources: As a small office, the District has experience securing professional engineering and/or technical services for larger projects. The District uses a competitive procurement process for goods and services in excess of $75,000. Requests for Proposals define all minimum requirements for design, performance, and qualifications and the method/criteria to be used for selection. Typically, the District assembles a technical review team to review and rank proposals and make a recommendation to the Board, who is responsible for final contractor selection. For this project, the review team will include the Wyoming Voluntary Remediation Program staff and other partners.

IV.E.4.b. Past Performance and Accomplishments
IV.E.4.b.i. Currently Has or Previously Received an EPA Brownfields Grant: N/A

IV.E.4.b.ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements: The District has collaborated with EPA and the Wyoming Voluntary Remediation Program on Targeted Brownfield Assessments and the EPA Assessment Grant for the Acme site and has a long history of managing multiple grants and agreements. Federal dollars have been leveraged with state and private grants through the Wyoming Department of Agriculture, Wyoming Game and Fish Department, Wyoming Wildlife and Natural Resource Trust, and other sources.

<table>
<thead>
<tr>
<th>Grant</th>
<th>Awarding Agency</th>
<th>Amount</th>
<th>Leverage</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sheridan County Water Quality</td>
<td>US EPA through WDEQ; Section 319 of Clean Water Act</td>
<td>$300,000</td>
<td>$417,164 To Date</td>
<td>Active</td>
</tr>
<tr>
<td>Improvements #6 (2019-2023)</td>
<td></td>
<td>Awarded</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Upper Tongue River Water Quality</td>
<td>USDA-NRCS RCPP (Regional Conservation Partnership Program)</td>
<td>$1.9 Million</td>
<td>$1.7 Million</td>
<td>Completed</td>
</tr>
<tr>
<td>Improvements RCPP (2015-2021)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2019 Sheridan County Flood</td>
<td>USDA-NRCS EWP (Emergency Watershed Protection Program)</td>
<td>$473,060</td>
<td>$139,117</td>
<td>Completed</td>
</tr>
<tr>
<td>Mitigation Projects (2020-2021)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1) Purpose and Accomplishment: The purpose of the Sheridan County Water Quality Improvements #6 and Upper Tongue River Water Quality Improvements Projects was to improve water quality in the Tongue River watershed by addressing bacteria, sediment, and temperature impairments, through implementation of existing watershed plans and partner priorities. These efforts included procuring engineering services and construction on a 16-landowner bank and channel stabilization project with over $520,000 in federal, state, municipal, and private funding sources, all of which were administered by the District. Funding from the Sheridan County USDA Emergency Watershed Protection Program was used to mitigate flood damages on multiple sites in two separate subwatersheds.

2) Compliance with Grant Requirements: The District has a strong track record of meeting reporting deadlines and multiple levels of grant compliance, including submission of reimbursement requests on SF270 Claims forms or other required formats, project specific Minority or Woman Owned Business Enterprise (MBE/WBE) reporting forms, quarterly SF425 financial reports, semi-annual and/or annual progress reports, and final reports. As part of the Upper Tongue River RCPP Project, the District tracked and reported USDA project contributions as well as all partner leverage from The Nature Conservancy, Sheridan Community Land Trust, and Wyoming Game and Fish Department. For contracted technical assistance portions on all the grants, the District coordinated with design engineers and USDA to ensure that plans and construction met the appropriate design standards and specifications. The District has also worked through ezFedGrants and the RCPP portals to meet reporting requirements for USDA grants.

IV.4.b.iii. Never Received Any Type of Federal or Non-Federal Assistance Agreement: N/A
III.B.1. Applicant Eligibility
As a local unit of government, the Sheridan County Conservation District (District), current owner of the site, is an eligible entity for a Cleanup Grant. The District is a political subdivision of state government under the Wyoming Department of Agriculture authorized by Wyoming Statutes 11-16-101 through 135 (Attachment D). As a special district, the District is also subject to other Wyoming laws and statutes, including, but not limited to, the Special District Elections Act, Public Records Act, and Open Meetings Act. The District was formed in 1972 through the merger of three existing districts and has a long-standing reputation for addressing natural resource needs in Sheridan County, Wyoming (Attachment D).

III.B.2. Previously Awarded Cleanup Grants
The Acme Power Plant has NOT received funding from a previously awarded EPA Brownfields Cleanup Grant.

III.B.3. Expenditure of Existing Multipurpose Grant Funds
The District does NOT have an open EPA Brownfields Multipurpose Grant.

III.B.4. Site Ownership
The District assumed ownership of the Acme Power Plant in June 2017, after All Appropriate Inquiries were performed by USEPA’s Targeted Brownfields Assessment contractor (Attachment E). The Wyoming Voluntary Remediation Program has confirmed that the District is considered an innocent owner under state and federal guidelines and acquired the property with the express intent of cleaning up this large, complex, site and returning it to reuse by the local community. The District is committed to maintaining ownership of the Acme Power Plant for the duration of time in which Brownfields Cleanup Grant funds are disbursed for the cleanup of the site.

III.B.5 Basic Site Information
 a) Name of the site: Former Acme Power Plant
 b) Address of the site: 165 Acme Road, Sheridan, WY 82801
 c) Current owner of the site: Sheridan County Conservation District

III.B.6 Status and History of Contamination at the site
 a) Type of contamination: The site is contaminated by hazardous substances.
 b) Operational History and Current Uses: The Former Acme Plant and associated outbuildings sit on a ±2-acre unit on the bank of the Tongue River and near the old Acme townsit. Historic records indicate the coal-fired power plant operated from 1910 to 1976 and supplied power to the Acme Mine and surrounding area. Later, the area was used for automobile salvage and crushing, battery recycling, transformer storage, and other activities. The site is currently abandoned and only accessed by illegal trespassers and assessment and planning contractors.
 c) Environmental Concerns: Previous assessments confirmed hazardous substances and abandoned buildings of varying sizes, all contaminated to some extent with asbestos and lead-based paint.
 d) Manner, Nature and Extent of Contamination: The use of asbestos and lead-based paint in construction materials was a common and accepted practice prior to the regulation of these materials. For the most part, since its closure in 1976, the buildings have been mostly vacant and abandoned leading to further degradation and creation of exposure risks for these substances.
Phase I and Phase II Targeted Brownfield Assessments documented large quantities of asbestos including:

- 32,345 square feet in boiler and door insulation, brick plaster, equipment jackets, fiberboard, fire brick, furnace brick and cement, plaster, and roofing materials;
- 1520 linear feet in brick caulk, pipe insulation, and wire insulation;
- 1380 cubic feet in insulation debris throughout the building; and other electrical panels, fire doors, pipe gaskets and pipe joints in the main building;
- 160 square feet in linoleum and fiber board;
- 115 linear feet of covering and roofing materials and other panels, pipe joints, and gaskets in the other buildings.

An EPA Assessment Grant administered by the Wyoming Voluntary Remediation Program for soils and groundwater, concluded that one of the primary contaminants of concern is asbestos in soils. The presence of asbestos in surface soils indicates friable asbestos fibers are migrating beyond the walls of the power plant building. Through participation in the Wyoming Voluntary Remediation Program, ~1000 cubic feet of bulk and loose asbestos containing materials, including insulation debris, was removed from the property in October 2018. The District has attempted to minimize transport and exposure risks. The site has been fenced, security cameras were installed (and subsequently destroyed by trespassers), and windows and doors and have been covered. Due to continued issues with trespassing, abatement is the surest way to eliminate exposure and transport pathways. A 2020 incident in which Search and Rescue volunteers endured several hours of exposure to extract a trespassing teen from a coal chute is a reminder of the health and safety hazards at this abandoned site.

IIIB.7 Brownfields Site Definition
As the Brownfields Authority for the State of Wyoming Department of Environmental Quality, the Voluntary Remediation Program determined that the Acme site is eligible for brownfields funding. The proposed site is:

a) not listed, nor proposed for listing, on the National Priorities list,
b) not subject to any unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA, and
c) not subject to the jurisdiction, custody, or control of the US. government.

IIIB.8 Environmental Assessments Required for Cleanup Grant Applications
A Phase II Targeted Brownfield Assessment was completed in October 2017 by Weston Solutions, Inc. An EPA Assessment Grant through the Wyoming Voluntary Remediation Program was completed in September 2021 to characterize contamination and complete mitigation planning for the soils and groundwater on the entire 5+ acre property, part of which includes the former Acme Power Plant site.

IIIB.9  Enforcement or Other Actions
There are no known ongoing or anticipated environmental enforcement or other actions related to the site.

IIIB.10  Sites requiring a Property-Specific Determination
The site does not need a Property-Specific Determination.
III.B.11 Threshold Criteria Related to CERCLA/Petroleum Liability

a). Property Ownership Eligibility - Hazardous Substance Sites
i. Exemptions to CERCLA liability-NOT APPLICABLE
ii. Exceptions to meeting the requirements for asserting an affirmative defense to CERCLA Liability-NOT APPLICABLE

iii. Landowner Protections from CERCLA Liability
1) Bona Fide Prospective Purchaser Liability Protection- The District affirms that it is considered an innocent owner under state and federal guidelines and acquired the Acme property, after All Appropriate Inquiries were performed with the express intent of cleaning up this large, complex site and returning it to public use by the local community.
   a. Information on Property Acquisition: After completion of Phase I assessments, the District learned the site ownership was somewhat unclear. After multiple legal processes, the District executed a Purchase Option with Diversified Resources, LLC, a dissolved Wyoming Limited Liability Company in wind-up. Diversified Resources, LLC conveyed a Quitclaim Deed to the District on June 27, 2017, which was subsequently filed with the Sheridan County Clerk. The District does not have any corporate, contractual, familial or financial ties to any previous owners or any previous activities conducted at the site in the past.
   b. Pre-Purchase Inquiry: The District requested Phase I and Phase II Environmental Site Assessments (ESA) through the USEPA Target Brownfield Assessment Program. Both Phase I and Phase II ESAs were conducted by the USEPA contractor, Weston Solutions. The Phase I Report, dated January 4, 2017, and the Phase II reports, dated October 2017, were provided to the District via Weston Solutions and Region 8 of the USEPA. The property transfer occurred within 180 days of the Phase I, as required by the All Appropriate Inquiries (AAI) ASTM E1527-13. Weston Solutions, as contractor to USEPA, has well-defined qualifications and abilities to conduct adequate AAI activities.
   c. Timing and/or Contribution Toward Hazardous Substances Disposal: The Acme site functioned as a coal-fired power plant from 1910 to 1976 and supplied power to the Acme Mine and surrounding area. After the plant ceased operation, the site was used for other commercial, but unregistered, purposes including car crushing/salvage operations and battery recycling activities. The site is not known to have been used for any commercial purpose for several years and was abandoned when the District assumed ownership. At no time did the District, the current owner and applicant, dispose of contaminants or contribute to any source of contamination at the site. The District acquired the site in June 2017 after All Appropriate Inquiries were completed and a lengthy quiet title process.
   d. Post Acquisition Uses: With the exception of additional assessment, stabilization, and inventory, no activities have been conducted at the Acme site since the District took title in June 2017. The site is fenced, signed, and locked and the only allowable access is by the District, partners, and contractors for the purpose of assessment and reuse planning activities. All outreach and tours of the site are restricted to the perimeter fence. Other than illegal trespassing, no public access activities have occurred at the site since June 2017.
   e. Continuing Obligations: Located on the Tongue River just upstream of the confluence with Goose Creek, the area is a popular destination for outdoor recreationists and the isolated, large, and fascinating building, is an attractive nuisance for youth trespassers. The District, with funding from the State of Wyoming,
improved permanent fencing to physically restrict trespasser access and boarded some windows and doors to reduce transport of asbestos fibers. The Sheridan County Sheriff’s office has increased patrols of the area and the roads leading to the Acme site. There are currently no institutional or engineering controls at the Acme site.

b). Property Ownership Eligibility – Petroleum Sites-NOT APPLICABLE

III.B.12 Cleanup Authority and Oversight Structure

a) Cleanup Oversight: The site has been enrolled in the Wyoming Department of Environmental Quality Voluntary Remediation Program. As such, the state program will provide the oversight required to ensure cleanup is protective of human health and the environment. The District will use a competitive selection process to hire a qualified environmental professional and an asbestos abatement contractor (with oversight and input from the Voluntary Remediation Program and EPA) to conduct and oversee on-site activities in close communication with the state program staff.

b) Neighboring Properties Access: While all activities are expected to occur within the District ownership boundary, adjacent landowners have provided written consent for access to perform assessment, monitoring, and cleanup activities at the site. The site also has a dedicated, permanent, easement to access the property through adjacent private landowners. Adjacent property owners are also members of the Acme Working Group and are kept updated on on-going activities.

III.B.13. Community Notification

The District provided the community with notice of its intent to apply for an EPA Brownfield Cleanup Grant and allowed the community an opportunity to comment on the draft grant application package, including the draft Analysis of Brownfield Cleanup Alternatives (ABCA) prepared for the Property. The documents were available on the project website and the District office. To accommodate potential staff absences due to illness and/or field work, the documents, along with comment cards and other information, were placed in the hall outside of the office door.

a) DRAFT Analysis of Brownfield Cleanup Alternatives (ABCA): The public was given the opportunity to review and provide comment on the DRAFT ABCA, which is included as part of this grant application (Attachment C). The ABCA summarized the site and contamination issues, cleanup standards, and applicable laws; the cleanup alternatives considered with information on effectiveness, implementation ability, resilience to address potential adverse impacts, cost, and reasonableness; and the proposed cleanup. If selected for funding, the ABCA will be finalized, including additional opportunities for public review and comment.

b) Community Notification Ad: In addition to press releases and media reports, website/social media posts, and partner notifications to their constituents, a community notification advertisement was published in The Sheridan Press newspaper, which serves Sheridan County on November 8, 2021 (Attachment F), which was at least 14 calendar days ahead of the application submission to EPA. The notification clearly stated:

- that a copy of the grant application, including the draft ABCA was available for public review and comment, with a comment deadline of 12:00 pm on November 19;
- that written comments would be accepted at the District office, via email, and/or the project website, and oral comments could be provided at two public meetings;
- that the draft application was available at the District office and the project website; and
- the date and times of two public meetings, including November 9 at 5:30 pm at the Sheridan Fulmer Public Library and November 16 at 12:00 pm at the Sheridan YMCA.
c) Public Meeting: The District and other project partners provided project and assessment updates, discussed specifics of the grant application and considered public comments during public meetings held on November 9 and November 16. (Attachment F).

d) Community Notification Documents: The following required documents are included as attachments to this application:

- Copy of the DRAFT Analysis of Brownfields Cleanup Alternatives (Attachment C);
- Copy of the newspaper ad that demonstrates solicitation of comments at least 14 days before application submission (Attachment F);
- Summary of the comments received (Attachment F);
- Response to the comments (Attachment F);
- Meeting summary from the public meetings (Attachment F); and
- Meeting sign-in sheets/participant lists (Attachment F).

III.B.14. Statutory Cost Share

a) Required cost-share: The District will provide a $20% ($117,000) cost-share to the grant for eligible and allowable expenses, including $13,250 for 265 hours District personnel, $58,750 QEP contractual costs, and $45,000 abatement and disposal costs. Currently, the District receives approximately $50,000 per year in non-federal, non-grant funding through state, county, and city appropriations, memberships, tree sales, and other sources. Of that, the Board has specifically committed $39,000 per year ($117,000) for the cost-share, the remaining $33,000 ($11,000 per year) is available for additional leverage.

b) Hardship waiver request: Not applicable

III.B.15. Waiver of the $500,000 Limit

The District is requesting a waiver of the $500,000 limit to address one site; we are requesting $585,000 (Attachment A) for asbestos abatement based on cost estimates provided in the ABCA (Attachment C).

III.B.16. Named Contractors and Subrecipients

Not applicable. If selected for funding, the District will use approved procurement procedures to select a qualified environmental professional and abatement contractor with oversight and input from the Wyoming Department of Environmental Quality Voluntary Remediation Program and US EPA.

Attachments:
Letter from State Brownfields Authority-inserted as Page 3 of Narrative Information Section

A: Waiver of the $500,000 Limit Request
B: Secured Funding Sources Documentation
C: DRAFT Analysis of Brownfields Cleanup Alternatives
D: Applicant Eligibility Documentation-State Statutes and Certificates of Organization
E: Ownership Documentation-Property Deed
F: Community Notification Documentation-
   Community Notification Ad
   Social Media posts
   Meeting Sign-in Sheets
   Meeting Summary with Comments and Responses