

Application Information Sheet

R08-26-C-017

(1) Applicant Identification

Jefferson County
P.O. Box H
Boulder, MT 59632

(2) Website URL

[Home - Jefferson County Montana](#)

(3) Funding Requested

- a. Grant Type: Single Site Cleanup
- b. Federal Funds Requested: \$995,112

(4) Location

- a. City: Boulder
- b. County: Jefferson
- c. State: Montana

(5) Property Information

Cottage 5
113 Venture Way
Boulder, MT 59632

(6) Contacts

- a. Project Director
Leah Lewis Project Officer
Office phone: (406) 225-4040
Email: leah.lewis@jldcmt.com
P.O. Box H
Boulder, M=59632

(7) Population

Boulder: 1,305
Jefferson County: 12,085

(8) Other Factors

Cottage 5 Other Factors Information	Page #
Community population is 15,000 or less	4
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory	N/A
The proposed brownfield site(s) is impacted by mine-scarred land.	N/A
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation /reuse; secured resource is identified in the Narrative/attached documentation.	2, 3
The proposed site is adjacent to a body of water.	N/A
The proposed site is in a federally designated flood plain.	N/A
The reuse of the proposed cleanup site will facilitate renewable energy from wind, solar, or geothermal energy.	3
The reuse of the proposed cleanup site will incorporate energy efficiency measures.	3
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	3
The target area is impacted by a coal-fired power plant.	N/A

(9) Releasing Copies of Applications

No CBI included. Copy of application may be made public.

Cottage 5 Narrative

Target Area and Brownfields

a. Overview of Brownfield Challenges and Description of Target Area

An overview of the Brownfield challenges reveals that Cottage 5 is part of a larger cluster of vacant, early-1900s institutional buildings on the former North and South Campuses of the former Montana State Training School (State School) in Boulder, Montana. The large 56-acre State School complex is divided in half by the Boulder River, a moderate mountain river that runs directly through the property. The North Campus housed the school for the Deaf and Blind, and the South Campus housed residents with disabilities and special needs. While the 3-story original school building, boiler building, livery and laundry buildings also exhibit Brownfield conditions, these structures are not owned by Jefferson County and fall outside the scope of this Cleanup grant. The target area is Cottage 5 located on the South Campus only half a mile from Boulder, between Jefferson High School and the Fairgrounds and is highly visible just off the frequently traveled Highway 69, a primary north-south corridor for Canadians and other tourists traveling through the southwest Rocky Mountains. The North Campus was added to the National Register of Historic places in 1985, with the South Campus added in 2014 due to the rare Italian Renaissance Revival architectural design of Griffin Hall and Cottage 5. However, these historic structures were built during an era when asbestos-containing materials (ACM) and lead-based paint (LBP) were standard construction components. When the State of Montana decided to dramatically downsize the State School in 1974, four of the five original Cottages were demolished. Cottage 5 remained in limited use until 1996 and then boarded up. In the spring of 1997, a ten-member task force composed of Montana State Department of Corrections officials, County representatives and community members met for 8 months to study how the abandoned area could be redeveloped. The task force decided that Jefferson County had the best chance of bringing the campus back to life. The State issued a *Request for Bid* for the property and Jefferson County was the only bid submitted for \$13,510.00. The Montana State Land Board approved the sale and the property was officially transferred to Jefferson County in March, 2000. As part of the acquisition, the County assumed ownership of the Cottage 5 building as well as Griffin Hall, the original State School Administration building. While Griffin Hall, a much larger historic structure, has also been assessed using Environmental Protection Agency (EPA) Targeted Brownfields Assessment (TBA), its cleanup and redevelopment is not part of this cleanup grant application. Only after the cleanup and redevelopment of Cottage 5, will Jefferson County be able to seek additional EPA Cleanup assistance with this four-story, 28,115 square-foot building located 75 yards South of Cottage 5. When Jefferson County acquired the property; it was not common practice for Phase I and Phase II Environmental Site Assessment (ESA) to accompany property sales. Only many years later, after a full assessment of Cottage 5 was completed, did the County learn the true extent of the hazardous substances embedded in the early 1900's construction materials. Griffin Hall still needs a Phase I and Phase II ESA. The scale and cost of addressing these hazards now far exceed what a small rural county can reasonably absorb. As a result, the buildings have remained vacant for decades, contributing to blight, limiting economic activity, and preventing the community from repurposing these historically significant structures.

b. Description of the Proposed Brownfields Site(s)

The proposed site is Cottage 5, a two-story, 11,000 square foot, brick building constructed in 1923 as a female dormitory. Cottage 5 is beautifully designed with intricate masonry, sweeping arches, and port windows. The closure of the State School and resulting loss of jobs and forlorn vacant buildings of the South Campus drew the attention of Jefferson Local Developmental Corporation (JLDC) a local non-profit whose mission statement is to "promote economic development and combat community deterioration." JLDC hired a firm to perform a Building Assessment (BA) of Cottage 5 in 2009. The results of the BA indicated a sturdy functional building with a delapidated leaking roof and positive tests for LBP and ACMs throughout the building. The BA identified the flooring as pour in place Magnesite. In the 1900's Magnesite flooring was hailed as a new technology that was resilient, seamless, and fireproof. Due to its composition of 10% anthophyllite asbestos it poses a significant health and safety risk if the asbestos flooring is not sealed properly. In Cottage 5, the floors have either lost their sealant, are covered in asbestos linoleum, or painted over with lead-based paint.

The JLDC board reviewed the BA and believed Cottage 5 had redevelopment potential and voted in 2011 to fund a replacement roof. This roof was designed to resemble the original clay tile roof, which preserved the structural and historical integrity of the building. JLDC was interested in acquiring Cottage 5 but wary of the

contaminants found in the BA. They worked in cooperation with the County to request an EPA TBA which included a Phase I and II ESA. The Phase II ESA estimated the extent of ACM and LBP in the following tables.

ACM type and general location		
Duct Insulation	25 sq. ft.	Attic
Drywall	550 sq. ft.	2 nd Floor
Light insulation	40 sq. ft.	1 st and 2 nd Floor
Linoleum	1,130 sq. ft.	1st and 2 nd Floor
Pipe Insulation	55 Linear ft.	Crawlspace and 1 st Floor
Pipe Insulation Debris	4,500 sq. ft.	Crawlspace
Plaster	50 sq. ft.	1 st Floor
Combined LBP Estimates for First and Second Floor (Interior)		
Ceilings	7,640 sq. ft.	
Walls	22,610 sq. ft.	
Door Frames	15 sq. ft.	
Combined LBP Estimates (Exterior)		
Window frames and Sashes	600 sq. ft.	

The Phase II ESA submitted 65 samples for asbestos laboratory analysis. 14 samples contained more than the 1% asbestos by weight, exceeding the regulatory threshold. A majority of the ACM is found in crawlspace that runs, approximately 4,500 square feet (sf). The crawlspace is contaminated with friable asbestos from overhead pipe insulation. Montana DEQ has allocated \$250,000 in 128(a) State and Tribal Response Program Funds. This funding allows Montana DEQ to provide Jefferson County with technical assistance and cleanup oversight as the friable asbestos in the crawlspace requires additional safeguards. A draft solicitation for crawlspace abatement has been prepared by DEQ and is tentatively scheduled for public posting in early 2026. The estimates in the LBP table were calculated after taking 240 X-ray fluorescence (XRF) surveys throughout the first and second levels. Over the past several decades the interior paint has peeled and flaked off and has created a thick layer of paint chip “dust” on essentially every item left inside the building.

c. Reuse Strategy and Alignment with Revitalization Plans

The reuse strategy for Cottage 5 is to relocate the Jefferson County Health Department and Environmental Health (Sanitarian/Septic) to the second floor and convert the first floor into office suites for commercial medical providers. This approach expands access to health services, supports economic development, and creates a sustainable revenue stream to help maintain a large historic building.

In 2015, when the Montana Legislature voted to close the State facility permanently, Boulder’s leaders initiated a community-wide study circles facilitated by trained moderators. More than 100 residents participated in the Action Forum, contributing 570 hours of discussion. Priority action items included repurposing the State facility, strengthening Boulder’s medical services, improving infrastructure, and supporting economic development. The study circles also lead to the creation of Boulder Transition Advisory Committee (BTAC), which continues to meet on the first Thursday of every month and is a well-established gathering place where residents, local organization, and partnering agencies regularly attend.

In response to the study circle priorities, JLDC and Jefferson County secured funding from the Montana Department of Commerce to develop the Boulder River Commons Master Plan (2022). The County Commissioners played a central role in shaping the Master Plan, which identified adaptive reuse of the South Campus as a key revitalization strategy. During the process, Commissioners toured Cottage 5 with the Health Supervisor and recognized its potential to address the Health Departments long-standing space limitations. In 2023, the County hired a historic architecture firm to produce a feasibility study/reuse plan on Cottage 5. As part of this process, the County Commissioners held several public meetings to review long-term goals of the Health Department, discuss space needs, and ensure the reuse concept reflected community priorities. As Cottage 5 previously functioned as a medical facility, it already contained many of the desired floor plan features. The feasibility study also included a full structural assessment and a financial pro forma analyzing projected renovation costs, along with detailed specifications for building code upgrades needed for a public use facility. Although Cottage 5 is located near the Boulder River, it lies approximately 50 yards outside the FEMA Zone X and is not within any federally designated floodplain.

d. Outcomes and Benefits of Reuse Strategy

The location of Cottage 5 on the South Campus is surrounded by nearly 5 five acres of level fertile ground that is currently overgrown with grass and weeds. The surrounding acreage provides ample room for

thoughtfully designed parking and energy development. The feasibility study proposes the installation of two electric vehicle charging stations; a 50 kW PV array installed eight feet off the ground to allow six employee parking spaces underneath; twelve additional employee parking spaces, twenty-two public spaces; and two horse-trailer parking spaces to accommodate agricultural residents. The ample parking area and large conference room also enable Cottage 5 to function as an incident command center, which is extremely beneficial as the current Sheriff’s Department is adjacent to the elementary school and lacks the space needed for emergency staging or multi-agency coordination during a wildfire or other emergency event.

The 2023 reuse plan includes public greenspace with picnic tables and a community garden. Xeriscaping and drought tolerant plants would be designed with efficient irrigation to reduce water consumption in the arid west. Due to the age of the building all plumbing and electrical systems will have to be replaced completely. This provides the unique opportunity to start over with energy efficiency being a key renovation goal. The new restrooms will have tankless (on-demand) water heaters and LED luminaires will be throughout the building. New exterior lighting will be minimal and follow dark sky compliant recommendations. The proposed HVAC system is a ground source heat pump with water to air terminal heat pumps providing zone control. The building envelope of Cottage 5 will be an important component of the renovation. The empty open spaced attic will receive insulation and interior storm windows will be added to reduce drafts in the winter. The primary building material of Cottage 5 is brick and cement which naturally stays cool and comfortable in the summer.

By transforming Cottage 5 into a modern health services hub it will expand rural healthcare access, allow the Health Department to add 2-3 staff and programs, and create medical office suites for new businesses (approximately 9-15 people depending on the business) that contribute to the County tax base. These outcomes directly support the reuse strategy and strengthen long-term revitalization of the South Campus.

Strategy for Leveraging Resources

e. Resources Needed for Site Characterization

There is sufficient level of site characterization from the Building Assessment, Phase II ESA and the additional evaluation by Montana Department of Environmental Quality (please see attached letter). If any unforeseen characterization needs arise during cleanup Jefferson County has local facility funds to perform additional assessment.

f. Identify funding resources that have been secured, sought, or will be sought, to contribute to the completion of the remediation.

The primary funding source for remediation is the FY26 EPA Cleanup Grant, which will fully cover all above-ground abatement activities. The DEQ has committed \$250,000 from their 128(a) Supplemental Grant to remediating the crawlspace as a secured leveraged contribution; documentation of this commitment is attached. Jefferson County also has \$200,000 Local Assistance and Tribal Funds (LATCF) reserved for the renovation phase of the Cottage 5 project, but remains *available* as secured contingency resource if unforeseen remediation costs arise. Together, these secured resources are sufficient to complete all remediation activities.

g. Resources Needed for Site Use

The leveraged funds described in the below table will support the reuse/redevelopment of the site. The Feasibility Study estimated 2 million for redevelopment of Cottage 5 into a medical plaza. The pro forma cost estimates included all American with Disability Act (ADA) requirements to meet the necessary public building codes. These secured and pending resources are expected to cover the majority of redevelopment costs, and Jefferson County and JLDC are prepared to pursue additional external funding if a small gap appears.

Resource	Amount	Secured/Unsecured	Reuse	Details
Montana Historic Preservation Grant (MHPG)	\$500,000	Unsecured *pending	Yes	Competitive state grant supporting rehabilitation of historic properties; applications due in February 2026 with final awards in 2027.
Department of Health and Human Services (DPHHS)	\$90,000	Secured	Yes	Funds designated for renovation and outfitting of a new immunization room.
Historic Tax Credit (HTC)	\$600,000	Unsecured	Yes	Part 1 approved by National Park Service; Cottage 5 certified as historically significant.

Treacy Foundation	\$100,000	Unsecured	Yes	Letter of Intent submitted; project deemed eligible.
Local Assistance and Tribal Consistency Fund (LATCF)	\$200,000	Unsecured *pending	Yes	Jefferson County intends to allocate LATCF upon confirmation of EPA Cleanup grant award.

h. Use of Existing Infrastructure

Cottage 5 is located within a fully developed institutional campus with long-established utility and service connections. The building is already tied into City of Boulder drinking water and municipal sewer. Jefferson County owns the surrounding land and no new easements or right-of-way acquisitions are required. Cottage 5 has direct access from existing paved County roads, which are maintained year-round by the Road Department. Other important infrastructure is the Fire Department only ½ mile away. The South Campus is not in a Wildland Urban Interface and has several easily accessible fire hydrants. The only additional infrastructure work needed to support reuse is the installation of a new electrical box and meter, and the reconnection of water and sewer service. These are nominal tasks and will be funded through the Jefferson County Facilities and Maintenance budget. No external funding sources or major infrastructure upgrades are required.

(2) Community Need and Community Engagement

a. The Community’s Need for Funding

Jefferson County is a mountainous, small, rural county with a population of just 12,221 residents spread across 1,657 square miles (greater than the size of Rhode Island and has an average of 7.4 people per square mile). This sparse population limits the County’s tax base and its ability to generate local revenue for major capital projects. In fiscal year 2025, all County departments were required to make a 5% budget cut, leaving no available program funding for a full hazardous materials cleanup of Cottage 5 without DEQ and EPA assistance. The Jefferson Local Development Corporation (JLDC) has been supportive of the redevelopment efforts, but as a small nonprofit, its economic development projects are typically limited to smaller renovation projects. Cottage 5 is situated just outside the city limits of Boulder, Montana (population 1,201¹). As Boulder is the Jefferson County seat, the proposed reuse as a medical and county service hub would benefit all residents in the County.

b. Health or Welfare of Sensitive Populations

Census Tract 9622.02² includes Boulder and the surrounding rural communities, with several sensitive populations that would directly benefit from the cleanup and reuse of Cottage 5. Both children (under 18) and older adults (65 +) each make up 21% of the population (42% combined). In addition, 14.5% of residents are veterans (compared to 5.9 % nationally according to the U.S. Census Bureau’s American Community Survey (ACS) Table S2101). In the Census Tract 9622.02 which includes Boulder, 17.1% of residents live with a disability (compared to 12.7 nationally, ACS Table S1810). Many households fall below the nationally recognized low-moderate income thresholds, with 38% earning under \$50,000 annually. These groups all face elevated health risks and persistent barriers to accessing care. The Jefferson County Community Health Assessment (CHA)³ identified numerous barriers to healthcare with *access* to care being one of the primary concerns. There is no hospital in Boulder, and the nearest hospital is 30 miles away. Transportation is particularly challenging in winter months as people must travel on snow/ice covered interstates over mountain passes to access emergency (i.e. hospital) or specialized medical care. The Health Department has insufficient office space that does not allow for increasing staff to take on new programs. The benefits of redeveloping Cottage 5 into a “medical plaza” will be improved and expanded critical medical services to the community. The Health Department would like to hire 2-3 new positions to improve services in chronic pain and disease prevention, family care, mental health, home health and hospice care.

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

¹ [Boulder city, Montana - Census Bureau Profile](#)

² [Census Tract 9622.02, Jefferson, MT - Profile data - Census Reporter](#)

³ [Jefferson County CHA 2024](#)

Jefferson County faces elevated disease risk associated with environmental exposures from a long history of extractive mining. There are 931 mines ⁴ across the County, leaving behind a legacy of contamination, abandoned structures, and exposed tailings. The Basin Mining Area Site⁵ is a 77-square mile Superfund site lies just a few miles upriver from Boulder. The Montana Tunnels 163 acre open-pit mine is also in the target census tract. Montana tunnels filed for Chapter 11 bankruptcy in July 2024, halting both mining operations and reclamation activities. This has resulted in job losses and left the pit’s exposed highwalls vulnerable to wind erosion. These airborne particulates can exacerbate asthma conditions that are already higher than the national level, with Jefferson County showing an asthma rate of 11.3 % compared to 9.8% nationally (Center for Disease Control and Prevention, PLACES dataset). Jefferson County also faces elevated cancer burden. A query run on January 16, 2026 using the National Cancer Institute’s State Cancer Profiles Incident Rate table ⁶ for Montana (all counties, all cancer types, all races, both sexes, all ages) shows Jefferson County ranked 6th highest among 56 counties in Montana.

Asbestos is a known carcinogen, both asbestos and lead-based paint exacerbate asthma symptoms. Cleanup of Cottage 5 delivers a dual benefit by removing hazardous materials from the community *and* expanding access to essential rural healthcare services. That added capacity plays an important role in maternal and child health. Birth defects account for roughly 1 in 4 infant deaths in Montana, and the added family-planning capacity at Cottage 5 will strengthen support for pregnancies.

d. Economically Impoverished/Disproportionately Impacted Populations

Although Jefferson County includes pockets of higher-income households, the communities served by Cottage 5 are predominately rural, lower-income and historically shaped by extractive industries. Many families rely on seasonal, service based, or ranching related employment. These economic realities limit the community’s ability to fund environmental remediation, and without the Cleanup grant, it also cannot expand important County services to the public.

The cumulative environmental burdens fall disproportionately on rural, lower-income communities that already face geographic isolation, limited access to healthcare, and few local employment opportunities. Cleanup of Cottage 5 will reduce environmental hazards, improve access to essential services, and benefit residents who have faced economic disinvestment from the State School and the mining industry.

Community Engagement². e. Project Involvement and f. Project Roles

Name of Organization	Title	Point of Contact	Specific Involvement
Jefferson County	Commissioner	Cory Kirsch ckirsch@jeffersoncounty-mt.gov	Designated Environmental Certifying Official. Authorized signature for Jefferson County
Jefferson County	Clerk & Recorder	Ginger Kunz gkunz@jeffersoncounty-mt.gov	E-Business Point of Contact on grants.gov
Montana DEQ	Brownfield Coordinator	Jason Seyler JSeyler@mt.gov	Site Characterization
Jefferson Local Developmental Corp. (JLDC)	Project Officer*	Leah Lewis leah.lewis@jldcmt.com	Cleanup project coordination, community engagement, and grant manager.
Boulder Transition Advisory Committee (BTAC)	BTAC Chairperson	Drew Dawson [REDACTED]	10-15 community member Meets monthly to share community events and provide input on South Campus redevelopment.

*An important component of the project’s success is the role of the Project Officer. JLDC has a long-standing relationship with Jefferson County in providing grant management and project oversight as the need arises (additional information can be found in 4.c. Acquiring Additional Resources). This arrangement began in 1998 when the County-supported Economic Development Task Force transitioned into the newly formed JLDC board. As a subrecipient, JLDC will be following the Appendix A Subaward policy of carrying out programmatic work that advances the mission of both entities to make communities safer through restoration of vacant and deteriorating buildings.

g. Incorporating Community Input

⁴ [Jefferson County, Montana Mines – Western Mining History](#)

⁵ [BASIN MINING AREA | Superfund Site Profile | Superfund Site Information | US EPA](#)

⁶ [State Cancer Profiles > Incidence Rates Table](#)

Jefferson County and JLDC have been taking steps to engage the community in planning for the Cottage 5 Cleanup. Most recently, an in-person public meeting was held on August 7, 2025 at Boulder City Hall to introduce the Community Relations Plan (CRP), explain the County’s intent to apply for the EPA Cleanup grant, review the history of the State School and Cottage 5. A draft Analysis of Brownfields Cleanup Alternatives (ABCA) document was presented and the Phase II ESA. Since the summer of 2022, the County has held four public meeting on the potential expansion of the Health Department into Cottage 5. All meetings have been offered both in-person and via Zoom to ensure all residents had a chance to participate and provide feedback.

If Jefferson County is awarded the EPA Cleanup grant, the Project Officer will present at a public meeting the award agreement, outline the cleanup process, and explain the timeline and next steps. The County will create a “Cottage 5 Cleanup Project” webpage on its website to provide ongoing updates, contractor activities, and any temporary access changes. This County webpage will be used to advertise procurement opportunities in accordance with federal procurement rules, ensuring transparency and open competition. Residents can review documents and submit questions and provide input/feedback. The Project Officer will remain available throughout the project to receive and respond to inquiries from residents and organizations to ensure that community input is acknowledged, documented, and incorporated into the cleanup communication and reuse planning.

(3) Task Descriptions, Cost Estimates, and Measuring Progress

a. Proposed Cleanup Plan

Jefferson County is currently enrolled in DEQ’s Brownfields Voluntary Cleanup Program (VCP) and has selected Alternative #2 in the ABCA. *Partial Removal of ACM and LBP with Implementation of an O & M Program*. The EPA Cleanup Grant will allow the County to procure a Qualified Environmental Professional (QEP) who will assist in procuring a licensed abatement contractor to complete cleanup activities on the first, second floor, and attic of Cottage 5. Cleanup activities in the basement/crawlspace will be addressed separately by DEQ through their 128(a) supplemental grant. Together these actions will complete all required environmental cleanup for the building and prepare Cottage 5 for safe redevelopment.

The abatement contractor will remove all ACM from above-ground areas including HEPA-vacuuming and disposal of approximately 25 square feet of duct insulation in the attic. On the first and second floors, ACM will be removed from light fixtures, floor linoleum, and one plaster wall. The asbestos containing magnesite floor will be managed through regulated cleaning, preparation, and either encapsulation or abatement.

Lead-based paint on walls, ceilings, and doors that are peeling or deteriorated will be scrapped and prepared for encapsulation. Ceiling sections too damaged to sustain encapsulation will be removed. All windows will be individually removed and treated for both asbestos-containing glazing and lead-based paint.

All cleanup tasks will be directed and overseen by DEQ’s Brownfields Program to ensure compliance with DEQ and EPA standards.

b. Project Implementation

<p>Task/Activity 1: Community Engagement</p> <p>b. Implementation</p> <ul style="list-style-type: none"> ■ <i>Non-EPA funded:</i> Create Cottage 5 project page on County website to post CRP, ABCA, Administrative Record and other announcements and updates. ■ <i>EPA Funded:</i> JLDC Project Officer will hold a Community Meeting after grant award and after cleanup completion.
<p>c. Anticipated Project Schedule:</p> <ul style="list-style-type: none"> ▪ 2027 Q1: Community Meetings after grant award. ▪ 2027 Q1-2030 Q4: Creation of Cottage 5 Project webpage with frequent updates for the duration of the remediation and redevelopment. ▪ 2029 Q4; Community Meeting and/or tour after abatement.
<p>d. Task/Activity Lead: Community Meetings will be organized and presented by JLDC Project Officer. The Project Officer will ensure the correct documents are gathered from QEP and DEQ and provided to Jefferson County website developer for posting on webpage.</p>

e. Outputs(s): Two public meeting and/or building tour, project webpage.
Task/Activity 2: Initial Project Management
b. Implementation <ul style="list-style-type: none"> ■ <i>Non-EPA funded</i>: Coordinate with EPA grant official to develop workplan and finalize Cooperative Agreement. Clerk and Recorder will designate unique accounting code for the grant following the Montana Budgetary Accounting and Reporting System (BARS). ■ <i>EPA funded</i>: Project Officer will draft an RFP following Uniform Guidance with appropriate procurement procedures for advertising and hiring a QEP.
c. Anticipated Project Schedule: <ul style="list-style-type: none"> ▪ 2026 Q4: QEP procurement process immediately following agreement signatures. ▪ 2026 Q4-2027 Q1: Procure Abatement Contractor
d. Task/Activity Lead: JLDC Project Officer, County Attorney, County Commissioner.
e. Outputs: Signed Cooperative Agreement and RFP to procure QEP.
Task/Activity 3: Cleanup Planning
b. Implementation <ul style="list-style-type: none"> ■ <i>EPA funded</i>: The QEP will review the draft ABCA and Phase II ESA and draft a Statement of Work (SOW) and overall cleanup plan (including a Sampling and Analysis Plan and Quality Assurance Project Plan (QAPP) for the abatement of Cottage 5. ■ <i>EPA funded</i>: JLDC Project Officer will travel and attend EPA lead training and perform ongoing project management (i.e. quarterly reporting and grant oversight). ■ <i>Non-EPA funded</i>: DEQ reviews SOW and confirms scope aligns with standards.
c. Anticipated Project Schedule: 2027 Q2
d. Task/Activity Lead: QEP and DEQ will cooperatively produce SOW/cleanup plan.
e. Output(s): DEQ approved SOW/cleanup plan. Final ABCA. RFP for Abatement Contractor.
Task/Activity 4: Building Materials Abatement
b. Implementation <ul style="list-style-type: none"> ■ <i>EPA funded</i>: QEP will conduct periodic site visits during ACM/LBP removal. Verify all work is being done according to SOW, DEQ and EPA standards. ■ <i>EPA funded</i>: Abatement contractor will remove and properly dispose, or encapsulate approximately 30,865 sq. ft of LBP, 6,270 sq. ft. of ACM, and 5,055 linear feet of ACM. ■ <i>EPA funded</i>: JLDC Project officer facilitates communication with DEQ, QEP and track tasks are being completed in SOW. Review contractor invoices to verify hours worked, disposal charges and submit contractor invoices for payment. Maintain project documentation. <ul style="list-style-type: none"> ■ <i>Non-EPA funded</i>: County Commissioners review and sign payment invoices. ■ <i>Non-EPA funded</i>: Clerk and Recorder issues payment to contractor. Claims and invoices are attached to each expenditure in designated accounting code.
c. Anticipated Project Schedule: 2027 Q3-Q4
d. Task/Activity Lead: Project oversight performed by QEP and JLDC project officer. Contractor will perform abatement mitigation. County officials will be responsible for invoice payments.
e. Outputs: Daily logs, waste manifest and disposal receipts, test sample results.
Task/Activity 5: Grant Close Out
b. Implementation <ul style="list-style-type: none"> ■ <i>EPA funded</i>: QEP will prepare and submit Final Cleanup Report to DEQ for review. ■ <i>Non-EPA funded</i>: DEQ approval and issue of No Further Action (NFA) letter. ■ <i>EPA funded</i>: JLDC Project Officer receives and files final cleanup report and NFA, update ACRES with final cleanup data. Submit final quarterly progress letter and Final Financial report. Maintain project webpage with regular updates. Conduct post-cleanup public meeting and/or tour building. Submit EPA close out package.

<ul style="list-style-type: none"> ■ <i>Non-EPA funded</i>: Website developer adds documents and pictures to Project Page. ■ <i>Non-EPA funded</i>: Final signatures by Commissioners. Clerk and Recorder will electronically file.
c. Anticipated Project Schedule: 2028 Q1-Q2
d. Task/Activity Lead: QEP produces Final Cleanup Report. DEQ approves and issues NFA. JLDC Project officer performs grant close-out.
e. Outputs: Final Cleanup Report, Final Quarterly Progress Report, NFA.

f. Cost Estimates (table and cost details)

Budget Categories		Project Tasks					
		Task 1. Community Engagement	Task 2. Project Management	Task 3. Cleanup Planning	Task 4. Building Abatement.	Task 5. Close Out	Total
Direct Costs	Personnel						
	Travel***			\$2,610			\$2,610
	Contractual**			\$24,050	\$17,800	\$7,400	\$49,250
	Construction				\$927,412		\$927,412
	Other*	\$1,100	\$1,375	\$5,390	\$4,675	\$3,300	\$15,840
Total Direct Costs		\$1,100	\$1,375	\$32,050	\$949,887	\$10,700	\$995,112
Total Budget		\$1,100	\$1,375	\$32,050	\$949,887	\$10,700	\$995,112

*Other is for subrecipient's hourly wage and mandatory employer-paid costs including FICA, worker's compensation insurance, state and federal unemployment insurance. The EPA grant will not pay for indirect costs, holiday pay, retirement contributions, or employer-paid insurance.

** Includes QEP and sampling costs as needed for QEP reports. No indirect costs

***Travel for Project Officer to attend Brownfields training/conference

Task 1: Community Engagement

Subrecipient – Project Officer will organize, advertise, and host two community meetings and/or tour of building upon completion of cleanup. Project Officer will compile documents and coordinate postings with County website developer for Cottage 5 Project Page (20 hours at \$55/hour) = \$1,100.00.

Task 2: Project Management

Subrecipient – Project Officer will draft and advertise RFP for procuring QEP (25 hours at \$55/hr) = \$1,375.00.

Task 3: Cleanup Planning

Travel: Attending the National Brownfields Training Conference -Airfare (Montana departure): \$1,000.

Lodging (4 nights @ \$220): \$880; Per diem (4 days @ \$70): \$280; Ground Transportation: \$150. Registration: \$300; TOTAL= \$2,610.

Subrecipient- Project Officer will coordinate with QEP to review ABCA/ Phase II, review SOW (10 hrs at \$55/hr) = \$550; Brownfields conference attendance for 5 days x 8 hours (40 @ \$55/hr) = \$2,200; DEQ coordination (8 hrs at \$55/hr) = \$440; RFP for Abatement Contractor and ongoing project management (40 hrs at \$55/hr) = \$2,200; TOTAL=\$5,390.00.

Contractual- QEP: Assist the Project Officer and County in developing Cleanup Plan, scope of work for abatement contractor, develop Quality Assurance Project Plan (QAPP) and review final ABCA document (130 hrs at \$185/hr) = \$24,050.00

Task 4: Building Materials Abatement

Subrecipient: Project Officer will finalize ABCA, receive and review invoices from abatement contractor, compile supporting documentation such as daily logs, disposal rates, timesheets, procurement records, prepare and assist Clerk and Recorder with claim packets for County Commissioner approval. (85 hrs at \$55/hr) = \$4,675.00.

Contractual: QEP: Finalize ABCA, review contractor workplans, perform site visits and ensure compliance, confirmation sampling, and abatement completion reporting (80 hrs at \$185/hr) = \$14,800; Dust sampling and lab analysis=\$3,000; TOTAL= \$17,800.00

Construction: Abatement Contractor: direct expense costs by cleanup work item: ACM material/pipe insulation removal in attic, first and second levels= \$27,000; removal non-structural components=\$128,784; LBP abatement= \$248,400; removal of light ballasts= \$1,728; Windows (80) with 12 panes each window both LBP and ACM treatment (\$2,500/window)=\$200,000; Windows (3) with 21 panes each (\$3,500) = \$10,500; Mobilization/demob and bonding= \$64,800; Magnesite Floor (10,900 sq. ft. at 18/sq.ft)= \$196,200; HEPA vacuum of attic (5,000 sq.ft at \$10/ft)=\$50,000. Abatement subcontractor TOTAL=\$927,412. Abatement cost estimates were developed using the most recent bid response submitted to MT DEQ for the Cottage 5 abatement scope (plus 8% for inflation).

Task 5: Close Out

Subrecipient: Project Officer will submit final progress quarterly report, ACRES reporting, grant reporting and close out (60 hours at \$55/hour) = \$3,300.00.

Contractual: QEP: Confirmation and Final Cleanup Report (40 hours at \$185/hr.) =\$7,400.00.

g. Plan to Measure and Evaluate Environmental Progress and Results

Progress will be measured through consistent tracking of cleanup activities, review of QEP documentation, and monitoring of project activities as compared to workplan to make sure the cleanup is on schedule. Outputs will include the ABCA, Final Cleanup Report, documenting the hazardous materials submitted to DEQ, and quarterly reporting into ACRES. Outcomes tracked will include both cleanup jobs and post-redevelopment jobs created and redevelopment dollars leveraged. Ultimately the long-term outcome will be the transformation of a long-vacant, boarded-up building into a clean and safe structure ready for reuse, enabling the Health Department to expand staffing with new public services, and a healthier and safer community. The project will also create new economic value by preparing Cottage 5 for future commercial office suites.

(4) Programmatic Capability and Past Performance

a.-b. Organizational Structure and Description of Key Staff

The State of Montana requires all local governments to follow a standard accounting structure known as the Montana BARS (Budgetary, Accounting, and Report System) Chart of Accounts which ensures every transaction is coded in a uniform, comparable way for future audits. Jefferson County will utilize Enterprise Resource Planning (ERP) software to create a unique accounting code for the EPA Cleanup Grant. All charges, signed claims, and supporting documents are electronically attached to this unique code, which allows easy tracking of every expenditure. The County will serve as grant recipient and fiscal authority, while JLDC provides day-to-day project management and coordination. The DEQ Brownfields Program provides technical oversight, and the QEP (procured upon award) will prepare cleanup documents and verify contractor performance.

Ginger Kunz (Clerk and Recorder): Responsible for allocating EPA funding, track expenditures in the County's Black Mountain Accounting system, and uploading all official documents with designated Montana BARS chart of account for grant. The Clerk and Recorder is responsible for issuing all contractor payments in accordance with County procedures.

Leah Lewis (Project Officer): Coordinate community outreach and manages overall cleanup and grant management. Mrs. Lewis has worked for JLDC as a project officer since 2022 and has extensive experience with numerous state and private foundation grants. Mrs. Lewis previously worked for the USDA Forest Service for 10 years, completed COR Level I training and has written, monitored, and completed reporting for multiple federal Rural Energy for American Program grants and Resource Advisory Committee grants. EPA funds will only be used for direct hourly work performed on the project and the associated mandatory employer payroll costs. All organizational overhead including, office space and supplies, administrative support for payroll processing is contributed by JLDC as in-kind support.

Jason Seyler (DEQ Brownfields Coordinator): Montana's Brownfields Coordinator since 2009. Mr. Seyler has been providing program management for assessment, remedial and planning efforts of the Cottage 5 project since 2018.

c. Acquiring Additional Resources

Jefferson County will acquire additional expertise and resources through its federally compliant procurement procedures, which include public solicitation, evaluation of qualifications, and contract award consistent with Uniform Guidance 2 CFR 200.317-200.327. The County will competitively procure a QEP as a contractor to prepare technical documents and assist in procuring a licensed abatement contractor.

Jefferson County identifies JLDC as a strong fit for a subrecipient (sub)award under 2 CFR 200.1 because JLDC carries out programmatic work in this application. The JLDC Project officer has served as grant writer, project liaison with SHPO and DEQ and has been deeply involved as a community partner in redevelopment of Cottage 5.

Past Performance and Accomplishments

d. Currently Has or Previously Received an EPA Brownfields Grant

Jefferson County does not currently have an EPA Brownfield Grant.

e. Has not Received an EPA Brownfields, but has Received Other Federal or Non-Federal Financial Assistance Agreements

1) Purpose and Accomplishments: Jefferson County administered a \$2.3 million ARPA award from the U.S Treasury to support rural infrastructure, public health, and community improvement projects. Using the same partnership model proposed for the EPA grant, the County issued a subaward to JLDC to manage project coordination across multiple small rural communities. Together, the County and JLDC successfully completed projects such as the Cottage 5 Feasibility Plan, energy efficient upgrades to historical buildings and community centers, rural broadband, support for small businesses and assisted livings, and public spaces improvements of swimming pools and parks.

2) Compliance with Grant Requirements: The County met all ARPA workplan, schedule, and reporting requirements. All Treasury reporting deadlines were met and financial records have been maintained and with unmodified opinion audits.

2. Eligibility

B. Threshold Criteria for Cleanup Grant

1. Applicant Eligibility

- a. Jefferson County is the sole property owner and is a local government in Montana that is eligible to receive federal grant funding.
- b. Jefferson County is exempt from Federal taxation.

2. Previously Awarded Cleanup Grants

- a. Jefferson County has *not* previously received EPA Brownfields Cleanup grant funding for the Cottage 5 site.

3. Expenditure of Existing Multipurpose Grants Funds

- a. Jefferson County does *not* have an open EPA Brownfields Multipurpose Grant.

4. Site Ownership

Jefferson County is the sole owner with the quit-claim signed by all parties March 3rd, 2000 and was recorded in Deed Book 140, page 721 on March 21,2000.

5. Basic Site Information

- a. Cottage 5 b. 113 Venture Way Boulder, Montana, 59632

6. Status and History of Contamination at the Site

- a. The Cottage 5 building is not contaminated with petroleum nor is the surrounding acreage or soil/ground contaminated with petroleum. The Environmental Site Assessment (ESA) Phase I was completed in 2016 that confirmed the presence of Hazardous Materials in the building. Phase II ESA was completed in 2018 and identified 30,865 square feet (sf) of deteriorating/peeling Lead Based Paint (LBP) on the ceilings, walls, door frames, interior window frames and sashes. Asbestos Containing Material (ACM) was found in 550 sf in drywall, 40 sf in light fixture insulation, 1,130 sf in floor linoleum, 55 linear feet (lf) of insulation covering water pipes, 4,500 sf ACM fibers and insulation debris in crawlspace, 50 sf in plaster repair, and 5,000 lf of ACM in the window caulking. The pour in place magnesite concrete floor covers 10,900 sf and ACM was used as an aggregate in the floor mix.
- b. Cottage 5 was constructed in 1923 as a female dormitory for students/patients of the “Montana Training School” and remained as a dormitory until the late 1970’s when the State of Montana decided to downsize the facility. Cottage 5 is currently vacant.

c. Primary environmental concerns are hazardous materials throughout the entire interior two-story building. The exterior of the building is brick and hazardous materials are only found on the 80 windows/sashes and 3 doors/frames. There are no hazardous materials in the attic. The crawlspace is crisscrossed with water pipes covered in ACM insulation. The degraded pipe insulation has crumbled and resulted in asbestos fibers throughout the entire crawlspace.

d. The Cottage 5 building became contaminated as lead-based paints and asbestos were commonly used during the construction and renovations phases of 1920 through 1970's. A majority of the rooms have multiple layers of LBP that are peeling off the ceiling, walls and window frames. The condition of the magnesite floor is in good condition, however in numerous areas ACM linoleum or LBP cover the surface. As the asbestos aggregates are impossible to separate from the magnesite floor, the Phase II ESA recommends abatement of floor by removing linoleum, grinding off LBP where needed, thoroughly cleaning the surface and sealing with an approved resinous floor covering.

7. Brownfield Site Definition

Cottage 5 is a property where expansion, redevelopment, or reuse is complicated by the presence of hazardous building materials. Confirmation of the nature and extent of hazardous material occurred after Jefferson County purchased the abandoned building from the State of Montana.

- a. The Cottage 5 site is not listed on the National Priorities List.
- b. The Cottage 5 site is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA.
- c. The Cottage 5 site is not subject to the jurisdiction, custody, or control of the U.S. government.

8. Environmental Assessment Required for Cleanup Grant Applications

The Phase II ESA report, *Phase II Environmental Site Assessment for South Campus MT Training School – Cottage #5 Venture Way, Boulder, Jefferson County, Montana Revision 1* (WESTON, 2018) was conducted in accordance with Technical Direction Document 0003/1808-05 and followed American Society for Testing and Materials standards E1903-11. The Superfund Technical Assessment and Response Team (START) included a summary of recommendations in the ESA that recommended the following:

- Based on the ACM identified at the Site and reuse plans, START recommends contracting an accredited asbestos remediation company to assess hazard risk and determine appropriate remedial actions to address ACM at the Site (e.g., abatement, encapsulation, etc.). ACM remediation is recommended prior to any renovation or demolition activities at the Site in order to permanently mitigate exposure risk.

- However, pending final redevelopment/re-use plans for the Site and considering the type and condition of ACM identified, development of an ACM Operations and Maintenance (O&M) Plan to monitor condition of ACM identified at the Site, removal of select ACM (e.g., friable pipe insulation), and/or a combination of these remediation methods could be implemented. START recommends contracting an accredited asbestos remediation company to create and implement an ACM O&M Plan to monitor the condition of ACM identified.

- START recommends contracting an accredited lead remediation company to determine appropriate remedial actions needed once future use plans are determined to address the LBP at the Site during the cleanup phase of redevelopment (e.g., encapsulation, chemical stripping, removal, etc.). Dust control methods should be implemented for the debris. It is recommended that all work be performed by an EPA Lead-Safe certified firm. If construction materials are to be removed; it is recommended that the construction debris disposal facility be contacted to determine if Toxicity Characteristic Leaching Procedure (TCLP) samples will be required.

- Based on the results of the LBP survey, all wall and ceiling paint should be considered LBP due to the spatial variation associated with the painting history. Due to the deteriorated condition of most surfaces, an encapsulant cannot be used unless the surfaces are prepared beforehand. Additionally, the paint chips and dust currently present on the floors will need to be vacuumed using a high-efficiency particulate filter.

- PCB-containing equipment (e.g. light ballasts) should be properly removed and disposed of during renovation activities.

9. Site Characterization

a. Not applicable

b. Jefferson County is a local government that has attached a letter from Montana Department of Environmental Quality (DEQ) which affirms the following:

i. Jefferson County has requested the Montana DEQ Brownfields Program to oversee the cleanup at this site and all asbestos abatement activities will be permitted by DEQ's Asbestos Control Program.

ii. The Cottage 5 site is eligible to be overseen by both DEQ's Brownfields and Asbestos Control Program.

iii. The Cottage 5 site has received sufficient levels of site characterization from the Phase II ESA and Building Assessment that would allow remediation work to begin immediately.

c. Not applicable as the applicant is eligible to be overseen by both DEQ's Brownfields and Asbestos Control Programs and has been sufficiently assessed.

10. Enforcement or Other Actions

Jefferson County affirms that there are **no** known ongoing or anticipated environmental enforcement or other actions related to the site for which Brownfields Grant funding is sought. In addition to this affirmation, Jefferson County held a public meeting on January 9th, 2024 after completing an Environmental Review of Cottage 5 as required by Montana Environmental Protection Act (MEPA) and determined that a remediation and renovation is *Categorically Excluded* from full MEPA analysis.

11. Sites Requiring a Property-Specific Determination

Jefferson County affirms that the site does not need Property-Specific Determination.

12. Threshold Criteria Related to CERCLA/Petroleum Liability

a. **Property Ownership Eligibility – Hazardous Substance Sites**

i. EXEMPTIONS TO CERCLA LIABILITY

- (1) The property is *not* on an Indian Reservation or associated with an Indian Tribe.
- (2) The property is *not* an Alaska Native Village or Regional Corporation.
- (3) The property was not acquired by Jefferson County under certain circumstances pertaining to seizure, bankruptcy, tax delinquency, or abandonment.

ii. EXCEPTIONS TO MEETING THE REQUIREMENTS FOR ASSERTING AN AFFIRMATIVE DEFENSE TO CERCLA LIABILITY

(1) **Publicly Owned Brownfield Sites Acquired Prior to January 11, 2002**

The Cottage 5 building and adjoining property is owned by Jefferson County (a public local government) and was purchased from the State of Montana in 2000.

- (a) Cottage 5 was previously a woman's dormitory for the Montana State Training School. In 1974 a three-year study by the "Government Operations Unit" of the State of Montana reported the cost for institutional care was too expensive for the State to continue to fund. Funding was drastically reduced and numerous patients were transferred to smaller group homes. As the number of patients declined, dormitories were no longer needed and Cottages 1-4 were torn down by the State. In 1985 the Montana State Training School Historic District was approved to be on the National Register of Historic Places which raised community awareness as to Cottage 5 being the last of the historic Cottages still standing. In 1996 the Montana Department of Corrections finished renovations of the North Campus and consolidated all patients on the other side of the river. The South Campus buildings were boarded up and abandoned. In the spring of 1997, Jefferson County participated in a ten-member task force aimed at strategically planning the redevelopment and reuse of the abandoned buildings. The task force developed a plan to transfer twenty acres and numerous buildings to Jefferson County. The Montana Land Board decided at the June 22, 1998 meeting that the parameters of Montana Code Annotated 77-2-302 allows for a direct sale of an abandoned institutional property to a party with no future encumbrances on the property. The Department of Health and Human Services then initiated a "Request for Proposal" that was released on March 22, 1999 that placed the property up for sale under a competitive bid with all offers to purchase being evaluated according to a predetermined criterion and subject to restrictions. In April 21st, 1999 Jefferson County Commissioners approved Resolution 24-99 to submit a bid of \$13,510.00 to acquire the abandoned South Boulder Campus. Jefferson County was the only bidder and met all the requirements requested by the State. The Land Board approved the sale of the South Campus at the May 17th, 1999 meeting.

- (b) The sale of the property was recorded at the Jefferson County Clerk and Recorders in Deed Book 140, page 721 on March 21, 2000.
 - (c) All hazardous materials that are present on the property are a result of common building material used in the construction or renovations during the time frame of 1923-1975 *prior* to the property acquisition of Jefferson County.
 - (d) Jefferson County *affirms* that they have not caused or contributed to any release of hazardous substances at the site.
 - (e) Jefferson County *affirms* that they have not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.
- iii. Not applicable as the property was purchased by a public entity prior to January 11, 2002 (per CERCLA § 104 (k)(3)(E)).
 - iv. SITES WITH HAZARDOUS BUILDING MATERIAL THAT IS NOT RELEASED INTO THE ENVIRONMENT
 - (1) Jefferson County *affirms* that there has been no release of the hazardous substances from the building materials into the outdoor environment.
- b. Property Ownership Eligibility-Petroleum Sites
The property does *not* have petroleum related contamination on the site.

13. Cleanup Authority and Oversight Structure

a. In 2023, Jefferson County enrolled in the Montana DEQ Brownfields Voluntary Cleanup Program (VCP). Following the DEQ approval of Jefferson County’s Target Brownfield Assessment application, the agency has been actively assisting the project by gathering cost estimates and guiding cleanup protocols and regulations. The DEQ and Montana Asbestos Control Program will specifically be funding and coordinating all asbestos mitigation in the crawlspace. The EPA Cleanup grant will only be addressing hazardous materials found in the attic, first and second floors.

In addition to the enrollment in VCP, Jefferson County has an agreement with Jefferson Local Development Corporation (JLDC) a non-profit 501(C)(6) that has hired a part-time Project Officer for the Cottage 5 Cleanup project. The Project Officer was hired with American Rescue Plan Act (ARPA) funds in 2023 and has obligated part-time funding to the Cottage 5 project *thru* December, 31st 2026 (the deadline for all ARPA funding). The Project Officer has compiled information for the Cottage 5 Feasibility Study, facilitated the community engagement, coordinated with DEQ, attended Brownfield Regional training, and completed this Cottage 5 EPA Cleanup Grant application. JLDC is a named subrecipient in the work plan as the Project Officer will be

needed to conduct work proposed in this application. The Project Officer will be needed to ensure adherence to 2 CFR 200, maintain records, monitor progress against the approved workplan (SOW) and budget, submit ACRES reports and serve as a primary point of contact between Jefferson County Commissioners and EPA regional project officer.

Additional technical expertise will need to be contracted for the Qualified Environmental Professional to assist in regulatory compliance, cleanup planning, remediation strategies, monitoring and reviewing cleanup activities, and contractor adherence to approved safety plans. An abatement contractor to perform the hazardous materials cleanup will be contracted. No contracts have occurred and Jefferson County will comply with all applicable federal and state laws to procure these services.

b. Jefferson County owns the 6.58-acre parcel that includes Cottage 5, along with the adjacent lots. The building is accessible via two paved roads—one located to the south and the other to the north. On both the east and west sides of Cottage #5 are expansive green spaces, also under Jefferson County's ownership and therefore acquiring access beyond Jefferson County property is not necessary at this time.

14. Community Notification

a. The draft Analysis of Brownfield Cleanup Alternatives (ABCA) has been submitted as an attachment.

b. On July 16, 2025, Jefferson County published a community notification in The Boulder Monitor announcing its intent to apply for an EPA Brownfields Cleanup Grant and promoting the upcoming public meeting scheduled for August 7, 2025. As the County's official newspaper of record, The Monitor printed the notice in both its weekly paper edition and online platform.

To ensure broad public access, the notification and draft Analysis of Brownfields Cleanup Alternatives (ABCA) were also posted on the Jefferson County Courthouse Notice Board. Additionally, the Jefferson Local Development Corporation (JLDC) distributed the Boulder Transition Advisory Committee (BTAC) meeting agenda via email to 58 individuals and organizations. The agenda included the Brownfields presentation, a Zoom link, and details for in-person attendance at City Hall.

c. A public meeting was held in person at Boulder City Hall with a zoom optional link (see attached agenda) being provided for those unable to attend in person. Community members were notified that Jefferson County was intending to apply for the FY26 EPA cleanup grant and provide a copy of the draft application. The ABCA material was presented to the group. BTAC Public meeting at Boulder City Hall. BTAC minutes have been attached to provide a summary on public questions and comments. The information was provided to the public submitting comments and the deadline for comments. (see attached BTAC agenda, minutes, sign-in). Barb Reiter commented in person how excited she was that the County was applying for the grant, She thanked JLDC for their support

of the project and all the hard work. Lindsey Graham provided an in-person comment recommending that the Boulder Food Bank be considered for one of the available spaces in Cottage 5, noting the current basement location is not accessible for individuals with mobility challenges. The Project Officer acknowledged the suggestion and will follow up with the food bank organization. Lindsey also shared that the food bank, previously at risk of closing, is now operating under new leadership.

d. List of attachments

- ABCA Draft
- Application Information Sheet FY26
- BTAC 8.7.25 Agenda
- BTAC 8.7.25 Sign-In
- BTAC Cottage 5 Presentation
- BTAC 8.7.25 Minutes
- Community Relations Plan 7.15.25 DRAFT
- Cottage 5 Narrative
- DEQ Acknowledge_Cleanup_Grant_Cottage_5_2026
- Monitor Community Notice 7.16.25
- Phase II ESA Combined
- Summary of Public Comments on Cottage 5
- Threshold Criteria Section B

15. Contractors and Named Subrecipients

- Contractors: Not applicable. No contractors procured.
- Named Subrecipients: JLDC is a named subrecipient and is listed as “Other” in the Work Plan. The Project Officer will be needed to conduct work proposed in this application. JLDC is eligible for a subaward based on Appendix A of EPA’s Subaward Policy requirements of being a non-profit with the following mission statement of “combating community deterioration and assisting in the development of projects, studies, and other activities in cooperation and coordination with local governmental, civic bodies and other groups”. The subrecipient will only be receiving reimbursement for actual direct costs of hourly work plus mandatory employer payroll items (included FICA federal and state, federal and state unemployment) by the Project Officer and approved travel for Brownfields training/conference. The Project Officer will track and document their time directly working on the grant. No other indirect costs such as office rent and utilities, computer/IT requirements, or other “fringe” benefits such as holiday pay, retirement, or health insurance will be paid for by the grant.



January 15, 2026

Jefferson County Commissioners
118 W Centennial Ave
Boulder, MT 59632

Re: Letter of Support: Jefferson County's Brownfields Cleanup Grant Application for the Historic Cottage 5 Building

Dear Commissioners:

I am writing to express the Montana Department of Environmental Quality's (DEQ's) support of Jefferson County's efforts to obtain a U.S. Environmental Protection Agency Brownfields Cleanup Grant. Like many rural communities in Montana, Jefferson County faces significant economic disadvantages due to its aging infrastructure, small population, high poverty rates, and low growth in wages and economic activity. The Cottage 5 project is an excellent candidate for brownfields cleanup funding. Cleanup and revitalization of the property will achieve a number of goals important to the community such as removing safety hazards, creating jobs, and attracting new investment that can propel Jefferson County's revitalization efforts forward.

Jefferson County has developed an application requesting site-specific federal Brownfields Cleanup funding for the Historic Cottage 5 Building located at 113 Venture Way in Boulder, MT.

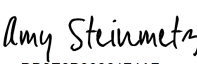
DEQ affirms:

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

DEQ supports Brownfields efforts in Montana and wishes to promote assessment and cleanup activities that allow contaminated properties to be put into productive and beneficial use. Pending a successful proposal by Jefferson County, DEQ will continue to assist the County with technical, planning, and financial resources toward the achievement of their redevelopment goals.

If you have any questions or comments about petroleum or hazardous substance Brownfields sites, please contact Cort Walsh at (406) 444-6639 or Cortney.Walsh@mt.gov.

Sincerely,

DocuSigned by:

Amy Steinmetz, Administrator
DEQ Waste Management & Remediation Division

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