Community Relations Plan
Brownfields Cleanup and Redevelopment
of the Former Wier Furniture Building
229 Main Street
Roundup, MT

April 8, 2025

Prepared by:

SNOWY MOUNTAIN
DEVELOPMENT CORPORATION

Snowy Mountain Development Corporation
507 West Main Street, Lewistown, MT 59457

Former Wier Furniture Building
Community Relations Plan

229 Main Street
Roundup, MT

Prepared by: Tiffany Ward 4/10/2

Tiffany Ward, Redevelopment Manager
Snowy Mountain Development Corporation

Date

Approved by: April 9, 2025

Greg Davis, Brownfields Project Manager
U.S. Environmental Protection Agency, Region VIII

Date

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LIST OF ABBREVIATIONS AND ACRONYMS

ABCA	Analysis of Brownfields Cleanup Alternatives
ACM	Asbestos Containing Materials
COC	Contaminants of Concern
BGS	Below Ground Surface
CRP	Community Relations Plan
MT-DEQ	Montana Department of Environmental Quality
QEP	Qualified Environmental Professional
Site	Cancer Center 408 Wendell Avenue, Lewistown, Montana
SMDC	Snowy Mountain Development Corporation
U.S.	United States

OVERVIEW

The purpose of this Community Relations Plan (CRP) is to describe Snowy Mountain Development Corporation's (SMDC) strategy to address the needs and concerns of its residents and visitors who may potentially be affected by the proposed environmental remediation and redevelopment activities conducted at the Former Wier Furniture Building property located at 229 Main Street Roundup, MT (hereafter referred to as the Site). This CRP outlines how SMDC has involved and will continue to involve its residents and visitors, the Montana Department of Environmental Quality (MT-DEQ), the United States Department of Environmental Protection Agency (US EPA), and local organizations in the process of remediation for activities at the Site.

SPOKESPERSON AND ADMINISTRATIVE RECORD

The spokespersons for the project are Sara Hudson, SMDC Executive Director, Tonya Garber, SMDC Redevelopment Director, Tiffany Ward, SMDC Redevelopment Manager, and Tetra Tech Project Manager Roger Herman who is the acting Qualified Environmental Professional (QEP) for SMDC under contract.

Ms. Hudson may be contacted at: hudson@snowymountaindevelopment.com or (406) 535-2591.
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Mr. Herman may be contacted at: roger.herman@tetratech.com

The administrative record files are located at SMDC at 507 West Main Street, Lewistown, Montana, and include the following documents related to environmental assessment and remediation of the project site:

- Community Relations Plan (CRP);
- Analysis of Brownfield Cleanup Alternatives (ABCA);
- Any public comments received along with SMDC's response to those comments; and
- Any assessment documents, MT-DEQ work plans, and cleanup completion documentation outlining the cleanup standards post-cleanup.

SITE DESCRIPTION AND HISTORY

SITE LOCATION

The Site consists of one property locally known as the Wier Building located at 229 Main Street Roundup, Montana. The legal description is: ROUNDUP ORIGINAL TOWNSITE, S13, T08 N, R25 E, BLOCK 17, Lot 8 - 11, & S 18 1/2 FT OF LT 7

SITE HISTORY

The Wier Building, constructed in 1910, is a historically significant two-story structure located at 229 Main Street in Roundup, Musselshell County, Montana. Over the years, it has hosted various businesses, including the Wier Furniture Company, a barber shop, and a grocery store, with commercial office space on the upper level and storage in the

basement. Although the building has been unoccupied for some time, it remains an important part of Roundup's history, contributing to the development of the town's downtown area. Currently, the Wier Building is in stable condition, aside from structural instability in the southwest corner. However, the building does face challenges due to the presence of hazardous materials, including asbestos and lead-based paint (LBP), which must be addressed before any renovation or demolition can take place. A Phase II Environmental Site Assessment (ESA) conducted in 2022 confirmed these environmental hazards, particularly in the basement and on various surfaces throughout the building. A 2024 update to the Phase I and Phase II ESA reports emphasized the need for remediation to safely address these risks.

Despite these complications, Musselshell County is committed to preserving and revitalizing the Wier Building. The redevelopment of the building will involve partial demolition, remediation of hazardous materials, and a thorough restoration to ensure that the structure can be repurposed for modern use while maintaining its historic value. The goal is to transform the building into a functional and safe space that will contribute to the revitalization of Roundup's downtown area. To support this project, Musselshell County has secured funding from several sources, including Federal Mineral Royalty Funds, Signal Peak Community Foundation, the MT Main Street Program, and the SMDC's US EPA Brownfields Revolving Loan Fund (RLF). These funds will assist in addressing environmental hazards, structural issues, and overall redevelopment efforts. Through these combined funding sources, the Wier Building will undergo necessary remediation, including the safe removal of asbestos and lead-based paint, allowing for its transformation into a usable space that contributes to the local economy and community. By addressing these environmental concerns, Musselshell County aims to reduce health risks while preserving the building's historical significance for future generations.

The Wier Building is an integral part of Roundup's history, and with the support of various funding sources, it will be revitalized to serve the community once again. The successful remediation and renovation of the building will enhance the aesthetic and cultural value of downtown Roundup, providing both a safe and functional space for future uses.

COMMUNITY PROFILE

The Wier Building is located at 229 Main Street in Roundup, Musselshell County, Montana. Roundup has a population of approximately 1,964 residents, with a median age of 45.2 years and a median household income of $57,632. The town serves as the county seat of Musselshell County and is situated northwest of the downtown commercial area.

NATURE AND THREAT TO PUBLIC HEALTH AND ENVIRONMENT

The current threat to public health is the exposure to hazardous substances and asbestos by individuals entering the building during construction. Certain asbestos-containing materials in the building are in poor condition that could cause the release of asbestos fibers to the air, and to building floors and surfaces.

PROPERTY REDEVELOPMENT PLANS

The Wier Building is located in the heart of Roundup, Montana, at 229 Main Street. This two-story structure, built in 1910, is a significant historical asset in the town, having previously housed businesses such as the Wier Furniture Company, a barber shop, and a grocery store. Over the years, the building has fallen into disuse, and while it remains largely stable, the southwest corner of the structure has become structurally unstable. Additionally, environmental hazards such as asbestos and lead-based paint (LBP) have been identified, which need to be properly addressed before any redevelopment can proceed. Despite these challenges, a Phase II Environmental Site Assessment (ESA)

confirms that the building remains structurally sound and suitable for renovation.
The restoration of the Wier Building presents a unique opportunity to revitalize a historic property in downtown Roundup. The primary goal is to convert the upper floor into housing units while maintaining commercial space on the ground level, which will contribute to the community's need for both affordable housing and economic development. Given its historical value and central location, this project has the potential to breathe new life into the area, providing much-needed housing options and attracting new businesses to downtown Roundup.
Before renovations can begin, the building must undergo a thorough environmental cleanup to safely remove hazardous materials like asbestos and lead-based paint. These materials, identified in the Phase I and Phase II Environmental Site Assessments, pose risks to construction workers and future tenants, so their safe removal will be a critical part of the redevelopment process. Once the hazardous materials are abated, the building will be rehabilitated to preserve its historic character while meeting modern housing needs.
Renovating the Wier Building will not only restore an important piece of Roundup's history but will also help address the community's housing shortage. The addition of affordable housing units will provide residents with safe, updated living spaces, while the commercial space on the ground floor can attract new businesses, stimulating local economic growth. The project will create construction jobs and contribute to the overall revitalization of Roundup, making the area more appealing to new residents and businesses. In this way, the redevelopment of the Wier Building will both preserve the town's history and support its continued growth and development.

BENEFITS TO THE COMMUNITY

The Wier Building was purchased by Musselshell County with the goal of revitalizing the property and benefiting the Roundup community. The plan is to first address the hazardous materials on the site, including asbestos, lead-based paint (LBP), and other potentially harmful substances. Once the building is safely abated and cleaned up, the County intends to host community and stakeholder engagement events to gather input and foster support for the project. These events will also serve to attract potential developers who may be interested in purchasing the building and bringing the redevelopment vision to life.

The proposed redevelopment plan for the Wier Building includes creating housing units on the upper story, which will help meet the local need for affordable housing. The main level is envisioned as commercial space, offering opportunities for new businesses to establish themselves in downtown Roundup. This combination of residential and commercial use will not only provide much-needed housing but also contribute to the economic growth and vitality of the area. By engaging with the community and stakeholders, the County aims to ensure the project aligns with the needs and desires of local residents while attracting a developer who shares the vision for transforming the Wier Building into a functional, vibrant asset for the community.

ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES (ABCA)

PROPOSED REMEDIATION PLAN

As part of the Snowy Mountain Development Corporation's Brownfields Program, Tetra

Tech completed an Analysis of Brownfields Alternatives (ABCA) dated April 1, 2025, to evaluate potential cleanup alternatives for the Site. To satisfy USEPA requirements, the effectiveness, ability to implement, and cost analysis of each alternative must be considered prior to selecting a recommended cleanup alternative. To address contamination at the Site, there are three different alternatives considered:

Alternative #1: **No Action** - Alternative 1 (No Action) would leave ACM and LBP materials and asbestos and lead contamination on fixed and non-fixed items at the Site.

Effectiveness: This alternative does not address the asbestos and lead contamination and is ineffective at preventing potential exposure to the ACM and LBP during renovation and demolition activities at the Site.

Implementation: Implementation of this alternative is easily implemented because the ACM, LBP, and asbestos and lead contaminated fixed and non-fixed items would be left in place, and no action would be taken at the Site. Future redevelopment would have to consider the location and condition of the ACM and LBP materials and asbestos and lead contaminated fixed and non-fixed items and ensure that those materials and contamination remain undisturbed. Renovation and demolition activities at the Site could not occur before abatement.

Cost: This alternative would not involve any direct, indirect, or Operations and Maintenance (O&M) costs.

Alternative #2: **Abatement of All Asbestos-Containing Material, Stabilization of LBP Materials, and Cleanup of Contamination**- 2024), stabilization of LBP materials, and cleanup of contaminated fixed and non-fixed items before demolition and renovation activities at the Site. Abatement and cleanup by an asbestos abatement contractor licensed in the State of Montana would be performed in accordance with applicable local, state, and federal regulations.

Effectiveness– Including Climate Change Considerations: The long-term effectiveness of this alternative is rated “good.” Removal of all identified ACM under Alternative 2 would limit exposure because all materials containing asbestos would be removed. Workers completing the abatement may be exposed to friable asbestos in the short term; however, this risk will be minimized with the use of personal protective equipment (PPE) and by following NESHAP guidance. LBP stabilization would limit exposure to LBP by removing poor condition LBP materials and then encapsulating the LBP using paint film stabilization. This risk will be minimized with the use of PPE and by following OSHA guidance.

A comparison dataset of climate indicators for prior years (1976 – 2005) was used to calculate future climate indicators for the periods of early-century (2015 – 2044), mid-century (2035 – 2064), and late-century (2070 – 2099) by the Federal Emergency Management Agency (FEMA). Although climate conditions are predicted to change at the site with increasing time in the form of elevated temperatures and dryer land conditions, negative effects caused by climate-induced factors (heat, drought, wildfire, and flooding), for all time periods indicated above, are calculated to be very low to reasonably low (CMRA 2024). Future weather-caused impacts to the site area are not considered to be

consequential, and therefore, the site is not considered to be vulnerable to weather-caused events, and the site improvements proposed herein would be unaffected.

Implementation: This alternative would be implementable and would follow NESHAP and OSHA guidance to protect abatement workers and the environment.

Cost: Cost estimates are based on task assessments using the RSMeans cost estimating database, as well as inquiries to active vendors. The estimated cost to abate all ACM, stabilize LBP, and clean up asbestos and lead contaminated fixed and non-fixed items is projected to be $270,000 to $500,000. This estimate does not include any O&M costs that would be required to ensure a continued safe working environment, determined by the number of years of the Site's service life.

Alternative #3: Abatement of All Asbestos-Containing Material and LBP Materials- Alternative 3 would involve, before renovations, abatement of all ACM and LBP materials identified in the Refresh Phase II ESA (Tetra Tech 2024). Abatement and cleanup by an asbestos abatement contractor licensed in the State of Montana would be performed in accordance with applicable local, state, and federal regulations.

Effectiveness - Including Climate Change Considerations: The long-term effectiveness of this alternative is rated “very good.” This alternative would result in the removal of all identified ACM and LBP from the Site and thereby reduce potential exposure to hazards during renovation. Abatement of all identified ACM is the most effective method of addressing ACM on the Site. No O&M would be required after the ACM is removed from the Site. Workers completing the abatement may be exposed to friable asbestos in the short term; however, this risk will be minimized with the use of personal protective equipment (PPE) and by following NESHAP guidance. LBP abatement would limit exposure to LBP by removing all LBP materials however, this risk will be minimized with the use of PPE and by following OSHA guidance. A comparison dataset of climate indicators for prior years (1976 – 2005) was used to calculate future climate indicators for the periods of early-century (2015 – 2044), mid-century (2035 – 2064), and late-century (2070 – 2099) by FEMA. Although climate conditions are predicted to change at the site with increasing time in the form of elevated temperatures and dryer land conditions, negative effects caused by climate-induced factors (heat, drought, wildfire, and flooding), for all time periods indicated above, are calculated to be very low to reasonably low (CMRA 2024). Future weather-caused impacts to the site area are not considered to be consequential and therefore, the site is not considered to be vulnerable to weather-caused events, and the site improvements proposed herein would be unaffected.

Implementation:

This alternative would be implementable and would follow NESHAP and OSHA guidance to protect abatement workers and the environment.

Cost: Cost estimates are based on task assessments using the RSMeans cost estimating database, as well as inquiries to active vendors. The estimated cost to abate all identified ACM, LBP materials, and clean up asbestos and lead contaminated fixed and non-fixed items is projected to be $900,000 to $1,200,000. This estimated cost excludes the transportation and disposal costs because the tonnage of material is unknown. This estimate does not include any O&M costs that would be required to ensure a continued

safe working environment, determined by the number of years of the Site's service life.

Alternative 2 is the recommended cleanup alternative for ACM and LBP. Future plans at the subject property include either substantial rehabilitation/renovation and partial demolition of the Site; therefore, removal of the identified ACM, stabilization of the identified LBP, and cleanup of asbestos and lead contaminated fixed and non-fixed items would be required before initiation of those activities.

Green and Sustainable Remediation Measures for Selected Alternative
To make the selected alternative greener, or more sustainable, several techniques are planned. The most recent Best Management Practices (BMPs) issued under ASTM Standard E-2893: Standard Guide for Greener Cleanups will be used as a reference in this effort. The Owner will require the cleanup contractor to follow an idle-reduction policy and use heavy equipment with advanced emissions controls operated on ultra-low sulfur diesel. The number of mobilizations to the Site will be minimized.

PUBLIC COMMUNICATION

Overall, the current landowner and public, through various landowner correspondence and meetings, have stated that they would like to see the Site remediated to permit redevelopment to safeguard human health.

SMDC has posted the ABCA (Analysis of Brownfield Cleanup Alternatives) on social media platforms. An outlet for public notice and feedback will remain available for a minimum of 2 weeks, and all correspondence received will be documented and filed in SMDC's project files for the Wier Building. All questions will be addressed in a timely manner.

COMMUNICATION OUTREACH

SMDC updates Site and project status information on its organizational website: www.snowymountaindevelopment.com, and SMDC's Brownfields website: www.smdcbrownfields.com . In addition, Brownfields projects are summarized in SMDC's Executive Director's Reports, which are discussed at SMDC's Board Meetings, and uploaded to its electronic publishing platform on ISSUU: https://issuu.com/snowymountaindevelopment.
SMDC staff also upload photos and project information on its Facebook page: www.facebook.com/snowymountaindevelopment and LinkedIn page: https://www.linkedin.com/company/snowy-mountain-development-corporation.
SMDC staff provide Media Releases to local newspapers and radio stations informing them of newsworthy project updates.

CONTACTS

Entity	Name	Title	Address	Phone #	Email
County Commissioner	Mike Turley	County Commissioner	506 Main Street Roundup, MT 59072	406.323.1104	mturley@co.musselshell.mt.us
County Commissioner	Mike Goffena	County Commissioner	506 Main Street Roundup, MT 59072	406.331.0095	mgoffena@co.musselshell.mt.us
County Commissioner	Robert Panchratz	County Commissioner	506 Main Street Roundup, MT 59072	406.323.1104	rpancratz@co.musselshell.mt.us
State of Montana Fire Marshal	Adam Wajer	Deputy State Fire Marshal	PO Box 991, Great Falls, MT 59403	406-438-5664	awajer@mt.gov
MT DEQ	Jason Seyler	MT DEQ Brownfields Lead	PO Box 200901, Helena, MT 59620-0901	406-444-6447	jseyler@mt.gov
US EPA	Greg Davis	Brownfields Project Manager	US EPA, Region 8, 1595 Wynkoop Street, Denver, CO 80202	303-312-6184	Davis.gregory@epa.gov

REFERENCES

Phase II Environmental Site Assessment Revision 1 for Wier Building, Roundup, MT; prepared by Tetra Tech, *2022*

Analysis of Brownfield Cleanup Alternatives for the Wier Building, Roundup, MT; prepared by Tetra Tech, *April 2025*

Tetra Tech. 2024. Phase I Environmental Site Assessment –Former Wier Furniture Building. U.S. EPA Region 8, START V, Contract No. 68HE0820D0001, Technical Direction No. 2360-22403-04. April 2024

MAP 1: Overview of location

SITE MAP
FORMER WEIR FURNITURE BUILDING
229 MAIN STREET
ROUNDUP, MUSSELSHELL COUNTY, MONTANA 59072
FIGURE 2

TETRA TECH
PROJECT # 117-083457-25001
ORIGINAL BY: GAB

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