

**Community Relations Plan
Brownfields Cleanup and Redevelopment
of the Wickhorst Building
101 Main Street Roundup, MT**

June 8, 2026



Prepared by:



**Snowy Mountain Development Corporation
202 4th Ave South, Lewistown, MT 59457**

**Wickhorst Building
Community Relations Plan**

**101 Main Street
Roundup, MT**



Prepared by: _____
Tiffany Ward, Redevelopment Manager
Snowy Mountain Development Corporation

8/3/26
Date



Approved by: _____
Greg Davis, Brownfields Project Manager
U.S. Environmental Protection Agency, Region VIII

7/30/2026
Date

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MAPS

MAP 1 Site Location Map

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	Wickhorst Building 101 Main Street, Roundup, 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 Wickhorst Building property located at 101 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 Water and Environmental Technologies Project Manager Steve Nicholls who is the acting Qualified Environmental Professional (QEP) for the development of the Analysis for Brownfields Cleanup Alternatives (ABCA) for SMDC under contract.

Ms. Hudson may be contacted at: hudson@snowymountaindevelopment.com or (406) 535-2591.

Ms. Garber may be contacted at: garber@snowymountaindevelopment.com or (406) 535-2591.

Ms. Ward may be contacted at: ward@snowymountaindevelopment.com or (406) 535-2591.

Mr. Nicholls may be contacted at: snicholls@waterenvtech.com

The administrative record files are located at SMDC at 202 4th Ave S, 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 Wickhorst Building located at 101 Main Street Roundup, Montana. The legal description is ROUNDUP ORIGINAL TOWNSITE, S13, T08 N, R25 E, BLOCK 20, Lot 11 - 12, 7000 SQUARE FEET, THE BACKPORCH

SITE HISTORY

The Wickhorst Building, constructed in 1915, is a historically significant two-story commercial building with a basement located in downtown Roundup, Musselshell County, Montana. Throughout its history, the building has served many purposes, including a butcher shop, grocery store, several restaurants, a hotel, and boarding rooms for local industry workers. Today, a portion of the first floor remains occupied by The Backporch Barbeque restaurant, while the remaining first-floor space is used for community events. The upper floor and basement are currently vacant and primarily used for storage.

Although approximately 30 percent of the building has been renovated and remains in good condition, much of the structure has experienced deterioration from long-term neglect and fire damage sustained in 2021. While the fire department determined the building to be structurally sound following the fire, the upper levels suffered significant cosmetic damage, and ongoing roof deterioration presents an active concern. Due to the building's age, hazardous building materials, including asbestos-containing materials (ACM) and lead-based paint (LBP), are present throughout the structure. A Phase I Environmental Site Assessment (ESA) was completed in 2025, followed by a Phase II ESA in August 2025 to further evaluate environmental conditions. In April 2026, a comprehensive lead-based paint inspection was completed as part of the Analysis of Brownfields Cleanup Alternatives (ABCA), confirming the need for remediation prior to redevelopment.

Despite these challenges, the property owner is committed to preserving and revitalizing the Wickhorst Building as a centerpiece of downtown Roundup. The proposed redevelopment will transform the building into a mixed-use facility featuring a restaurant and modern commercial space on the main floor, with short-term lodging accommodations on the upper level. Future plans may also include renovating the basement into usable occupiable space. Before redevelopment can begin, environmental hazards and deteriorated building materials must be safely remediated to protect workers, future occupants, and the surrounding community.

Funding assistance through the Snowy Mountain Development Corporation's U.S. EPA Brownfields Revolving Loan Fund (RLF) will support the remediation of asbestos-containing materials and lead-based paint identified during the environmental investigations. By addressing these environmental concerns, the project will eliminate potential health risks, preserve an important historic building, and encourage additional economic investment in downtown Roundup.

The Wickhorst Building has long been a prominent part of Roundup's commercial history, and its redevelopment represents an important opportunity to restore a landmark while creating new business, lodging, and community space. Through environmental cleanup and thoughtful rehabilitation, the project will preserve the building's historic character while contributing to the continued revitalization and economic growth of downtown Roundup.

COMMUNITY PROFILE

The Wickhorst Building is located at 101 Main Street in Roundup, Musselshell County, Montana. Roundup has a population of approximately 2,003 residents, with a median age of 42.4 years and a median household income of \$57,847. 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, lead based paint, 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 Wickhorst Building is a prominent historic structure located in downtown Roundup, Montana. Constructed in 1915, the two-story building with a basement has served the community for more than a century, housing a butcher shop, grocery store, restaurants, a hotel, and boarding rooms for local industry workers. Today, a portion of the first floor remains occupied by The Backporch Barbeque restaurant, while the second story of the building is vacant due to fire damage sustained in 2021 and years of deterioration. Although the building was determined to be structurally sound following the fire, the upper level requires extensive rehabilitation, and deteriorated roof conditions continue to pose a concern. Environmental investigations have also identified asbestos-containing materials (ACM) and lead-based paint (LBP), both of which must be addressed before redevelopment activities can begin.

The proposed redevelopment of the Wickhorst Building represents a significant investment in the continued revitalization of downtown Roundup. The current redevelopment plan includes renovating a portion of the main floor into modern commercial office rental spaces while transforming the upper floor into short-term boarding rooms that will provide additional lodging opportunities within the community. Although no final plans have been established for the basement, future redevelopment may convert the space into occupiable areas that complement the building's overall use. By preserving the building's historic character while adapting it for modern needs, the project will create a vibrant mixed-use facility that supports economic growth and community development.

Prior to renovation, the building must undergo environmental remediation to safely remove identified asbestos-containing materials and lead-based paint. A Phase I Environmental Site Assessment (ESA) completed in 2025, a Phase II ESA completed in August 2025, and a comprehensive lead-based paint inspection completed in 2026 confirmed the presence of hazardous building materials requiring abatement before construction can proceed. Addressing these environmental concerns will protect construction workers, future occupants, and the surrounding community while allowing the property to be safely rehabilitated.

The redevelopment of the Wickhorst Building will preserve one of Roundup's historic downtown landmarks while creating new commercial opportunities and much-needed lodging accommodations. The project will generate construction employment during rehabilitation and support long-term economic activity by expanding business opportunities and increasing visitor accommodations in the community. By combining environmental cleanup with historic preservation, the redevelopment will eliminate potential health risks, encourage private investment, and contribute to the ongoing revitalization of downtown

Roundup for years to come.

BENEFITS TO THE COMMUNITY

The redevelopment of the Wickhorst Building will transform a historic property into a vibrant mixed-use facility that supports both economic development and community revitalization in downtown Roundup. By addressing environmental hazards, including asbestos-containing materials (ACM) and lead-based paint (LBP), the project will eliminate potential health risks to construction workers, future occupants, and the surrounding community while preserving an important piece of Roundup's history.

The proposed redevelopment includes modern commercial office rental spaces on the main floor, along with short-term boarding rooms on the upper level. This mix of commercial and lodging uses will provide new opportunities for local businesses, expand visitor accommodations, and increase activity in the downtown district. Future plans may also include renovating the basement into occupiable space, further increasing the building's value and functionality.

In addition to preserving a historic landmark, the project will create construction jobs during the rehabilitation phase and support long-term economic growth by encouraging private investment and increasing the availability of commercial space. The revitalized building is expected to attract residents, visitors, and businesses to downtown Roundup, strengthening the local economy and enhancing the community's overall quality of life.

The Wickhorst Building has been a part of Roundup's commercial history for more than a century. Through environmental cleanup and thoughtful redevelopment, this project will preserve that legacy while creating a safe, functional, and economically productive space that will serve the community for generations to come.

ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES (ABCA)

PROPOSED REMEDIATION PLAN

As part of the Snowy Mountain Development Corporation's Brownfields Program, Water and Environmental Technologies completed an Analysis of Brownfields Alternatives (ABCA) dated April 2026, 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 - In this Alternative, the Site is left as -is, with no cleanup or remediation work performed.

Effectiveness: This Alternative is not effective in controlling or preventing the exposure of receptors to contamination at the Site.

Implementation: This Alternative is immediately implementable.

Cost: This Alternative does not have associated costs.

Environmental Impact: This Alternative does not impart greenhouse gases nor require energy usage. No waste is produced as part of this Alternative.

Alternative #2: Full Redevelopment

In this Alternative, the first floor, second floor, and basement of the Site are fully developed, including abatement of all ACM and LBP, and removal of burned debris. Additionally, asbestos - containing materials are removed from the roof as part of the ACM abatement.

Effectiveness– Including Climate Change Considerations: This Alternative would abate all hazardous building materials at the Site, thereby eliminating potential exposure pathways.

Implementation: This Alternative is able to be implemented quickly and effectively through the usage of licensed contractors.

Cost: This Alternative is estimated to cost \$406,424

Environmental Impact: This Alternative will impart greenhouse gases and require energy usage as part of mobilization, material removal, material transport, and demobilization processes. Waste produced from this Alternative will be disposed of in a landfill. This Alternative will produce waste related to hazardous building materials, which will require specialized disposal.

Alternative #3: Partial Redevelopment

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: This Alternative would allow achievement of beneficial reuse of the Site 's basement and main floor, but burned building materials would remain in the second floor.

Implementation: This Alternative is able to be implemented quickly and effectively through the usage of licensed contractors.

Cost: This Alternative is estimated to cost \$157,944

Environmental Impact: This Alternative will impart greenhouse gases and require energy usage as part of mobilization, material removal, material transport, and demobilization

Alternative 3 is the recommended cleanup alternative for ACM and LBP. The recommended cleanup alternative is Alternative # 3: Partial Redevelopment. Alternative #1 does not accomplish any beneficial reuse for the property, and although Alternative # 2 would allow for renovation and beneficial use of the entire structure, the hazardous materials inspection performed as part of this ABCA indicated that the burned building materials are non -hazardous, and therefore removal of these materials is not eligible for funding through the existing Brownfields program. For these reasons, Alternative #3 is recommended.

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 published the ABCA (Analysis of Brownfield Cleanup Alternatives) on its Facebook and LinkedIn social media platforms. As of July 27, 2026, the Facebook post generated 2,177 views, reached 1,414 organizations, and received a total of 21 interactions, including 16 reactions and 5 comments. The LinkedIn post generated 166 impressions.

The public notice and comment period will remain open for a minimum of two weeks. All correspondence received during this period will be documented and maintained in SMDC's project files for the Wickhorst Building. Any questions or comments submitted 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
Owner	David and Christy Wickhorst	Owner	101 Main Street Roundup, MT 59072	406.323.1104	christy_hofer@hotmail.com
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	PO Box	406-444-	jseyler@mt.gov

		Brownfields Lead	200901, Helena, MT 59620-0901	6447	
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 Wickhorst Building, Roundup, MT; prepared by Tetra Tech, 2025

Analysis of Brownfield Cleanup Alternatives for the Wickhorst Building, Roundup, MT; prepared by Water and Environmental Technologies, April 2026

Tetra Tech. 2024. Phase I Environmental Site Assessment –Wickhorst Building. U.S. EPA Region 8, START V, Contract No. 68HE0820D0001, Technical Direction No. 2360-2501-07. April 2024

Census Reporter. (2024). Roundup, MT profile. Retrieved July 6, 2026, from Census Reporter – Roundup, MT Profile

MAP 1: Overview of location





Legend

 Subject Property Parcel

Notes:
Service Layer Credits: Hybrid Reference Layer: Esri Community Maps Contributors, Montana State University, Montana State Library, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc., METI/ASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS
World Imagery: Maxar, Microsoft
World Hillshade Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CSAR, N Robinson, NCEAS, NLS OS, NOAA, Geodatasystem, Rijkswaterstaat, GSA, Geodan, FEMA, Intermap, and the GIS user community
World Topographic Map: Montana State University, Montana State Library, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc., METI/ASA, USGS, Bureau of Land Management, EPA, NPS, USDA, USFWS




United States
Environmental
Protection Agency

TETRA TECH
Region 8 START V
TD: 2360-2501-07
Analyst: M. Zilinsky
Date: 3/19/2025

SMDC The Backporch
101 Main Street
Roundup, Musselshell County, Montana
Figure 2
Site Location

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