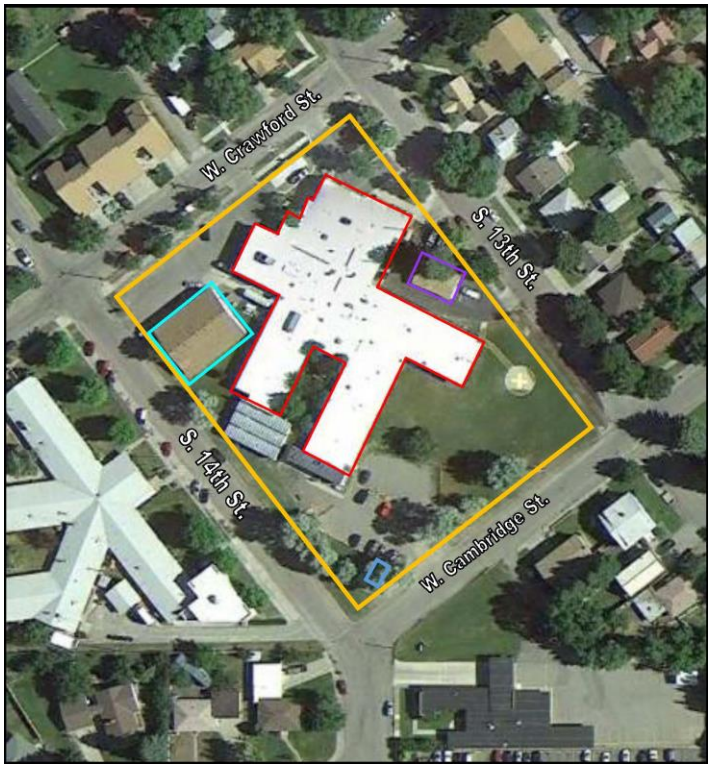
COMMUNITY RELATIONS PLAN

for

Livingston Memorial Hospital



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August 14, 2018

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1.1 EXECUTIVE SUMMARY

This CRP describes Snowy Mountain Development Corporation's (SDMC's) strategy to address potential concerns of residents who may be affected by environmental remediation activities conducted at the Livingston Memorial Hospital property located at 504 South 13th St., Livingston, MT (the Site). This CRP also summarizes public notifications and community involvement, which has occurred to date, for activities at the Site.

1.2 SITE DESCRIPTION & LOCATION

Livingston Memorial Hospital, located at 504 South 13th St., Livingston, MT (the Site), is located one block to the west of US Highway 89/West Park Street and approximately one-third mile north of Interstate 90. Four structures are located on the property; however, as reported in a May 2018 Phase II Assessment Report, contaminates were detected only in the main hospital building. The legal description, geocode and other relative information according to the Montana Cadastral Mapping website of http://svc.mt.gov/msl/mtcadastral/# for this property follows:

Geocode: 49-0802-24-2-13-01-0000
Primary Owner:
MONTANA HOMEOWNERSHIP NETWORK INC
509 1ST AVE S
GREAT FALLS, MT 59401-3604
NOTE: See the Owner tab for all owner information
Certificate of Survey:
Subdivision: PARK ADD
Legal Description:
PARK ADD, s24, t02 s, r09 e, ALL BLK 29
Last Modified: 9/28/2017 1:17-04 PM

Assessment Code: 0000023595
Property Address: 504 S 13TH ST
LIVINGSTON, MT 59047
COS Parcel:

1.3 SITE HISTORY

Four separate structures are located on this one-block property. All four of the structures were utilized solely for medical purposes (or as facility support structures) until the hospital was vacated in 2015 when a new hospital was completed. The structures consist of the main hospital building, a home oxygen building, a mental health building, and a maintenance shed.

The main hospital structure is a 40,000 square feet (sq. ft.) single-story brick building with a basement. The hospital was built in 1950, and additions were constructed in 1987 and 1989. The hospital building was placed on the National Register of Historical Places on April 16, 2018.

The home oxygen building is an 800 sq. ft., one-story office building constructed in 1960. The mental health building is a 4,000 sq. ft., one-story office building constructed in 2004. The maintenance shed is a 172 sq. ft. structure (date of construction unknown).

A private developer purchased the entire property in 2015. The developer removed the majority of the equipment and a portion of the building materials out of the main hospital building, but did not complete redevelopment of the structure. A NESHAP Asbestos Renovation Survey was completed by Northern Industrial Hygiene, Inc. on March 7, 2016. A Phase I ESA was conducted by GEM Environmental, Inc. in May 2017. Montana HomeOwnership Network, Inc., dba NeighborWorks Montana, purchased the property on May 31, 2017.

In April 2018, Weston Solutions, Inc. conducted a Phase I ESA followed by a Phase II ESA in May 2018. Asbestos-containing material (ACM), lead-based paint (LBP), lead-lined materials, and a partial gallon of transformer oil assumed to contain PCBs were detected in the main hospital building. Mercury thermostat switches were observed in the main hospital building and in the home oxygen building (built 1960). No contaminates were detected in the utility shed. The mental health building was not evaluated for contaminates due to the age of construction (2004). Weston Solutions, Inc. released a Cost Estimate for Cleanup Report on May 31, 2018.

SMDC is planning to assist Montana Homeownership Network, Inc., dba NeighborWorks Montana, with cleanup of the property before it is transferred to a Limited Liability Limited Partnership for redevelopment as a 34 unit, deed restricted multi-family affordable housing complex.

1.4 COMMUNITY PROFILE

The Livingston Memorial Hospital is located in Livingston, Montana, the Park County Seat. According to the United States (U.S.) Census (2010), the population of Livingston is 7,044. Commercial buildings to the east and single-family homes to the west surround the Site. This property is located one block to the west of US Highway 89/West Park Street and approximately one-third mile north of Interstate 90.

According to the 2012-2016 American Community Survey 5-Year Estimates, the median age of Livingston citizens is 41.3 years, estimated median household income is $40,358, and 13.2% persons live in poverty. The same survey reports that Livingston's Median Housing Value is $182,200, and there are 3,750 housing units in the city.

1.5 IMPACT TO PUBLIC HEALTH & THE ENVIRONMENT

Environmental conditions at this site include impacts from asbestos (ACM) and lead-based paint (LBP) within the main hospital structure. The hospital building was built in 1950. The building was vacated in 2015 when a new facility opened. Developers plan to renovate the structure into a 34-unit affordable housing property. Without remediation, current site conditions pose a threat to both human health (construction workers and future residents) and the environment. Remediation is critical in order for redevelopment to occur.

1.6 PROPERTY REDEVELOPMENT PLANS

The purpose of this cleanup project is to allow redevelopment at the site while mitigating risk of COC's. Project partners plan to renovate the main hospital building and convert it into 34 affordable housing units. Current plans include studio, one-bedroom, and two-bedroom apartments. The proposed apartment complex is known as Bluebunch Flats and is named after Montana's official state grass, Bluebunch Wheatgrass.

A Missoula, MT based non-profit organization, Homeword, Inc., has been awarded $5.8 million in tax credits for this project. Once cleanup is complete, a limited liability limited partnership (LLLP) will purchase the property from Montana HomeOwnership Network, Inc. LLLP partners will include Homeword, HRDC, and a private investor. Homeward plans to transfer the tax credits to the investor to help fund the renovation project. The group is also applying for historic tax credits as an additional funding source. The goal of the project is to provide affordable housing for workers making low-moderate wages.

Project partners plan to purchase the property and begin renovation activities immediately following cleanup. These partners hope to begin work prior to December 31, 2018.

1.7 BENEFITS TO THE COMMUNITY

Remediation activities at the site will allow the community to redevelop the vacated buildings. The renovation of this site will benefit the community by providing much needed housing for low to moderate workers who cannot afford to purchase homes that have an average median value of $182,200. The project site is conveniently located near schools, businesses, public parks, a residential area, and the main entrance to the city via Interstate 90. This re-development activity will also serve as a model for other vacant properties and build a sense of pride within the community.

1.8 COMMUNICATION – MEETINGS

There are numerous direct stakeholders in the project including Montana HomeOwnership Network, Inc. (NeighborWorks Montana), Homeword, Inc., HRDC, City of Livingston, Park County, Community Health Partners, and MSU Park County Extension Service. Each of these stakeholders has had redevelopment of the site on their board of directors meeting agendas for up to two years. Although not all of the meetings are publically noticed, the meetings are open to the public.

In addition to discussing the project at local government meetings open to the public, Homeword, Inc. facilitated several community outreach meetings, including neighborhood meetings on September 26, 2016, and July 18, 2017. Homeword also coordinated two public design meetings held in 2016 and 2017. Interested parties were offered tours of the facility in 2017.

Please see EXHIBITS for meeting agendas and summaries.

1.9 COMMUNICATION – COMMUNITY OUTREACH

In both 2016 and 2017, Homeword utilized Facebook and e-mails to direct the public to an online project survey. Homeword, HRDC, and the MSU Extension Office in Livingston utilized social media and e-mails to encourage the public to share their housing stories with the public.

Articles regarding the redevelopment project have been published in the Livingston Enterprise, Livingston Montana Real Estate Local News, Bozeman Daily Chronicle, Montana Department of Commerce Housing Website, Hart Real Estate Solutions Website, and various other housing and economic publications.

Project partners have notified the public via Facebook posts that the PH I and PH II Environmental Site Assessment reports are available for review at various locations. Notices have been posted on the following Facebook pages:

- City of Livingston, Montana
- Park County, Montana
- MSU Park County Extension
- NeighborWorks Montana
- Homeword
- Human Resource Development Council of District IX
- Snowy Mountain Development Corporation

The ABCA and project updates will be posted to these same Facebook pages.

Please see EXHIBITS for copies of the Facebook posts, project articles and other documentation regarding communication of this project. An electronic copy of the project survey results is available upon request (248-page document) from Snowy Mountain Development Corporation at (406) 535-2591.

1.10 COMMUNICATION – CONTACTS

Entity	Name	Title	Address	Phone Number	Email Address
Media Contact	Livingston Enterprise			(406) 222-2000	communitynews@livent.net
Radio Contact	Various				https://www.radiolineup.com/locate/Bozeman-MT
NeighborWorks Montana	Maureen Rude	Executive Director		(406) 458-8704	mrude@nwmt.org
NeighborWorks Montana	Larry Phillips	Staff		(406) 761-5861	lphillips@nwmt.org
Homeword, Inc.	Heather McMilin	Housing Developmen t Director		(406) 532-4663 ext. 36	Heather@homeword.org
Homeword, Inc.	Julie Stiteler	Housing Project Manager		(406) 532-4663 ext. 19	julie@homeword.org
Homeword, Inc.	Ashley Grant	Housing Project Manager		(406) 532-4663 ext. 13	Ashley@homeword.org
MSU Park County Extension Service	Katie Weaver	Economic & Community Developmen t Extension Agent		(406) 222-4156	Catherine.weaver@montana.edu
U.S. EPA	Greg Davis	Brownfields Project Manager	U.S. EPA Region 8 8EPR-AR 1595 Wynkoop Street, Denver, CO 80202-1129	(303) 312-6314	Davis.Gregory@epa.gov
Snowy Mountain Development Corp.	Kathie Bailey	Executive Director	613 NE Main Lewistown, MT 59457	(406) 535-2591	smdcdist6@hotmail.com
Snowy Mountain Development Corp.	Karen Sweeney	Project Coordinator	613 NE Main Lewistown, MT 59457	(406) 535-2591	smdckaren@midrivers.com

1.11 REFERENCES

Northern Industrial Hygiene, Inc. *NESHAP Asbestos Renovation Survey, Former Livingston Hospital, 504 South 13th Street, Livingston, Montana, March 7, 2017.*

GEM Environmental, Inc. *Phase I Environmental Site Assessment, The Former Livingston Memorial Hospital, 504 13th Street, Livingston, MT, May 30, 2017.*

Weston Solutions, Inc. *Phase I Environmental Site Assessment for Livingston Memorial Hospital, 504 South 13th Street, Livingston, Park County, Montana, April 2018.*

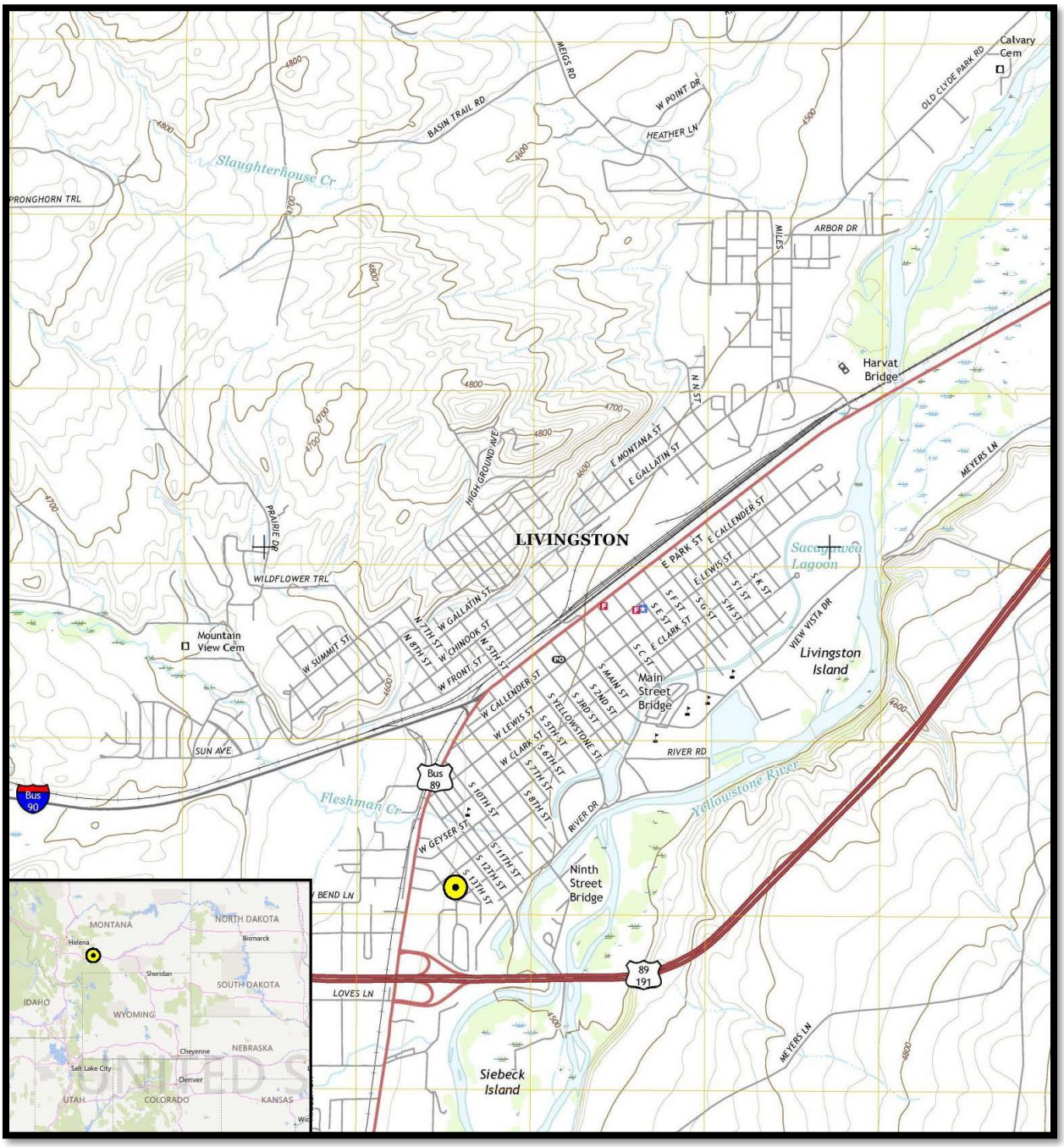
Weston Solutions, Inc. *Phase II Environmental Site Assessment for Livingston Memorial Hospital, 504 South 13th Street, Livingston, Park County, Montana, May 25, 2018.*

Weston Solutions, Inc. *Cost Estimate for Cleanup Report for Livingston Memorial Hospital, 504 South 13th Street, Livingston, Park County, Montana, May 31, 2018.*

Tetra Tech, Inc. *Analysis of Brownfields Cleanup Alternatives, 2018.*

U.S. Census Bureau: *2012-2016 American Community Survey 5-Year Estimates)*, *Livingston, Montana.*

1.12 SITE LOCATION MAP



1.13 EXHIBITS

- EXHIBIT A: Meeting agendas and summaries; workshops; testimonials (83 pages)
- EXHIBIT B: Project articles (22 pages)
- EXHIBIT C: Facebook posts (12 pages)
- EXHIBIT D: Partner sign at project site (2 pages)