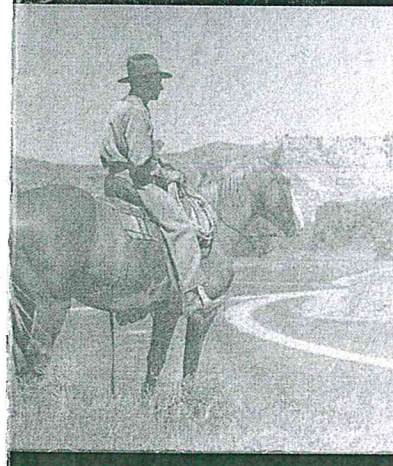
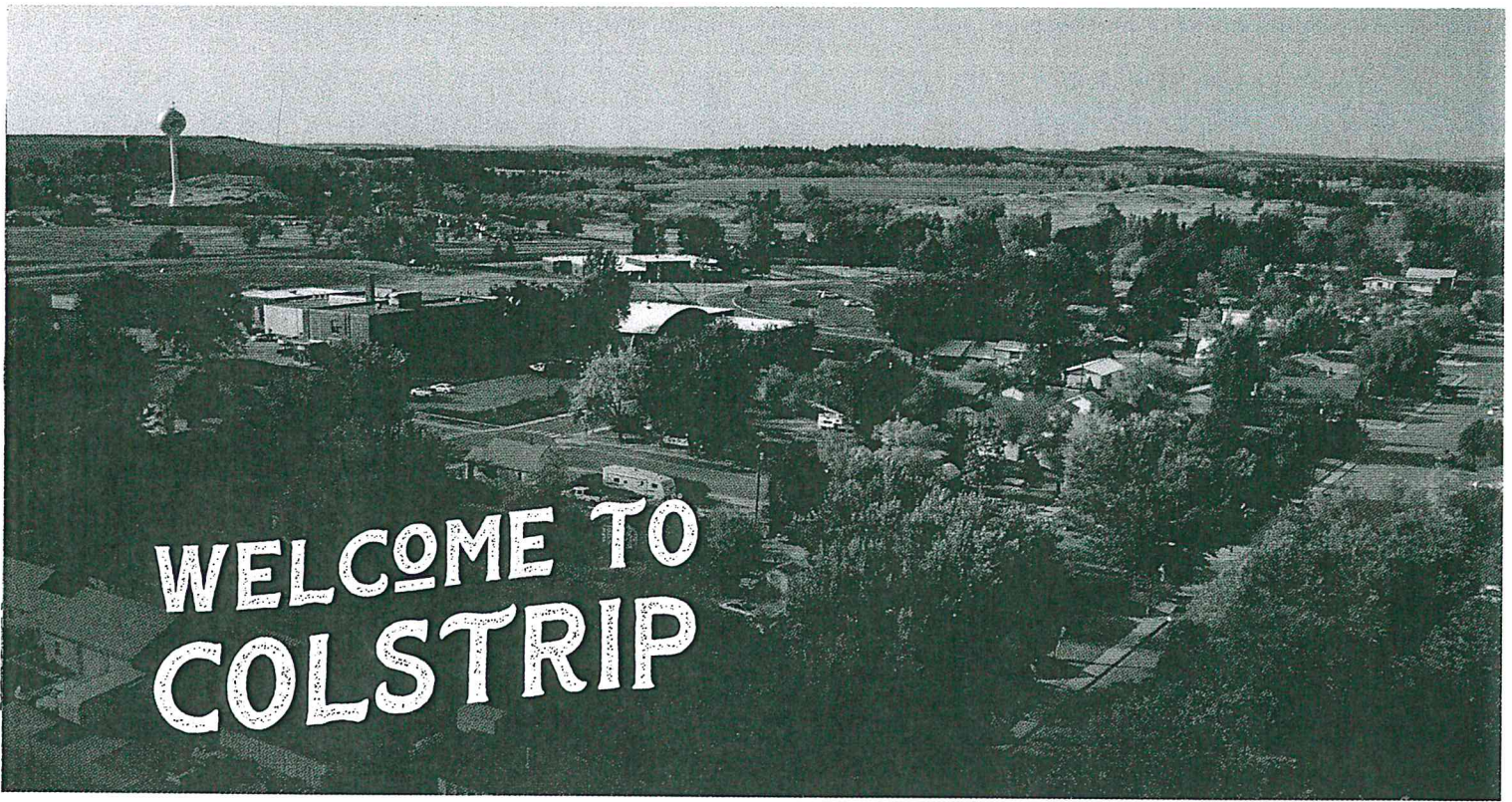


COLSTRIP, REDISCOVERED.



ROOTED IN COMMUNITY,
BIG ON OPPORTUNITY
IN SOUTHEAST MONTANA.





UNCOVERING A SOUTHEAST MONTANA TREASURE.

Montana is known for its great big sky and wide-open spaces, and Colstrip is no exception. It's the land of rolling hills, sagebrush and singing meadowlarks, western roots and local pride.

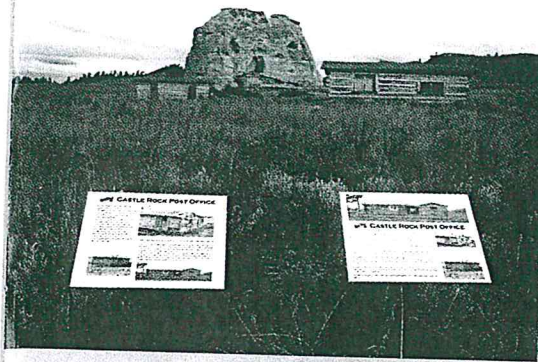
Colstrip—the energy capital of Montana—is alive and well. The folks who call this robust and spirited community home enjoy an excellent quality of life among friends, family, neighbors and welcomed visitors, and the myriad opportunities the region affords, like countless parks, nearby recreation, small-town amenities, great schools and a low cost of living.

"I have never been more excited about the future of this county than right now," said Jim Atchison, executive director of Southeastern Montana Development Corporation, based in Colstrip.



Steeped in rich history and the cultural influences of the Northern Cheyenne Tribe, Colstrip is a safe, clean, tight-knit and family-centered community encompassing the best of Montana living. While many areas in Montana are experiencing a rise in the cost of housing, higher taxes and crowding, Colstrip remains a desirable place to live where it's possible to have a rewarding career, an affordable home and a thriving family.

With more than 30 parks and recreation facilities, you can't walk more than a few blocks in Colstrip without bumping into a park. The community boasts an extremely active community center and pool as well as the Ponderosa Golf Course, which is free to residents.



Colstrip kids get a quality education with access to extracurricular activities, sports facilities, college dual-credit courses and career training classes. Daycare is affordable here, and the senior community is active and well-supported. Colstrip residents also enjoy a public library and have access to a food bank and quality medical services.

“There are many things I’ve loved about growing up in Colstrip,” said high school senior Addie Pontius. “Everyone is always so kind and supportive of each other. The love and support I have individually received in my own endeavors has been incredible.”

As a leader in energy production, Colstrip and the surrounding region have helped make Montana what it is today. A flourishing Colstrip means a flourishing Montana for all.

AFFORDABLE LIVING IN A VIBRANT COMMUNITY

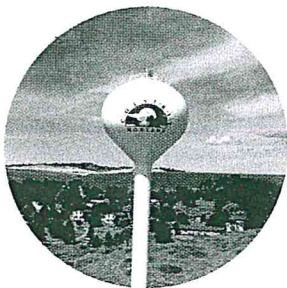
When you compare Colstrip’s median household income of \$88,542 to Montana’s household income of \$55,328, and then you factor in the lower housing costs Colstrip enjoys as compared to the rest of the state, you can see why life is good here. With household incomes up and housing costs down, hardworking folks in Colstrip can afford to play hard, too. They can feed their families, put their kids through college, take vacations, enjoy life, and retire.

Colstrip is an excellent place to raise a family, grow a business and take advantage of the Montana dream.

A BREATH OF FRESH AIR

We want to clear the air on clean air in Colstrip. Despite some concerns to the contrary, we take our fresh air seriously. Here’s the deal:

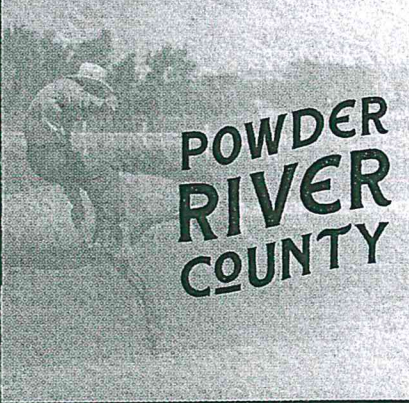
“The monitored airshed downwind from the Colstrip community has enjoyed a Class 1 Certification for decades,” Atchison explained. “This requirement is national park level quality.”



GET TO KNOW THE REGION


WHERE THE MONTANA DREAM IS MADE POSSIBLE.

Part of the beauty of Colstrip is that it's got great neighbors. The surrounding counties and small towns that make up this part of Southeast Montana have plenty of reasons to brag, but they're unassuming by nature, making up some of the state's most authentic places to live, work and play.



POWDER RIVER COUNTY

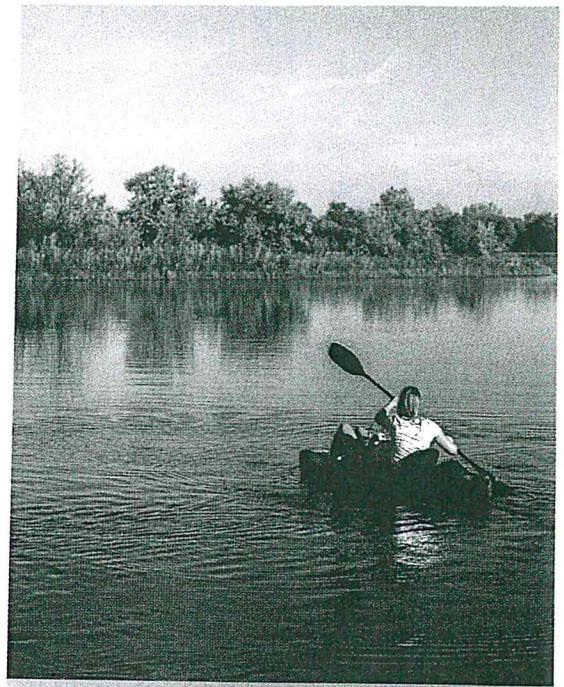
The farming and ranching community of Broadus serves as the county seat of Powder River and is known affectionally as the Wavingest Town in the West. Western heritage is a part of everyday life here. Broadus is a draw for history buffs, outdoor enthusiasts and hunters. The town boasts wildlife and beautiful scenery on top of a thriving agriculture base, from farming and ranching to innovative oil and gas development. Attractions and events include the Powder River Historical Museum, Mac's Museum and the Powder River Taxidermy and Tannery Museum. Residents and visitors enjoy the Powder River County Fair, the Christmas Stroll and 4th of July activities.



CUSTER COUNTY

The Old West lives on in Custer County, named for General George A. Custer of The Battle of the Little Bighorn/

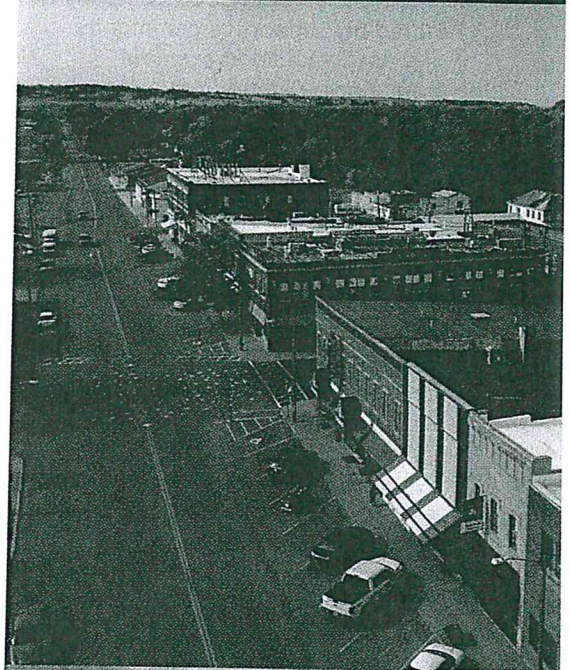
Custer's Last Stand. The county seat of Miles City holds tight to its Wild West roots, while also acting as a hub for industries such as education, finance, healthcare, retail and government services. Cowboys still ride horses here in this farming and ranching town with weekly livestock auctions and the annual World-Famous Miles City Bucking Horse Sale, but modern amenities make Miles City and Custer County a burgeoning region. Attractions and events include the Range Riders Museum (set on the original site of the Fort Keogh), the Eastern Montana Fair, and the Custer County Art Center. Plus, there's ample fishing along the Tongue and Yellowstone rivers, and a number of reservoirs in Miles City.



ROSEBUD COUNTY

Brimful of robust history and culture, Rosebud County was shaped by Plains Indians, explorers like Lewis and Clark, and early pioneers. The Yellowstone

River cuts right through this part of Montana where the small town of Forsyth serves as the county seat, boasting a highly active Chamber of Commerce. In 1923, coal brought the Northern Pacific Railway to this remote part of Big Sky Country, and the town of Colstrip now turns the lights on across the West. Community comes first in this town of around 2,000, and recreation abounds. The picturesque Castle Rock Lake draws anglers from across the state for walleye, pike, bass, bluegill and catfish, and even set two state records for the largest sunfish and catfish caught. On top of the incredible fishing, there's easy access to hiking trails, bike paths and picnic areas around the lake. When people aren't exploring the great outdoors in Rosebud County, they enjoy annual events like the Quigley Shoot in Forsyth and Cheyenne powwows in Lame Deer.



TREASURE COUNTY

Nestled between the Yellowstone River and sage-covered hills is Treasure County, one of Montana's least populated,

with Hysham serving as the county seat. Treasure County is full of wildlife and outdoor recreation, a thriving agriculture economy with a wealth of irrigated crops, and important historic sites—like Fort Pease, a stockade constructed in 1875 near the mouth of the Bighorn. The Treasure County 89ers Museum preserves local history, and the prominent Yucca Theatre is listed on the National Register of Historic Places. Statues by local sculptor Bob Schulze, including Sacajawea, William Clark and a white buffalo (to name just a few) placed around Hysham display the region's steadfast commitment to its heritage.



Left Photo: Powder River near Broadus, Andy Austin. Left Historic Photo: Bucking Horse, Miles City, 2019, Library of Congress LC-USF33-003225-M4. Above Right Photo: Spotted Eagle Recreation Area, Miles City, Andy Austin. Middle Right Photo: Forsyth, Andy Austin. Bottom Right Photo: Yucca Theatre, Andy Austin.

HONORING OUR ROOTS & INVITING NEW GROWTH

BUILT ON HARD WORK, COLSTRIP IS LAYING OUT THE WELCOME MAT.

Colstrip is known as "Tomorrow's Town Today." That's because it's a well-planned community built to run like a well-oiled machine. Bring your new ventures and fresh ideas here, where they'll be met with a warm Montana welcome. Entrepreneurs, opportunists and hard workers find themselves in good company among a driven, knowledgeable and incredibly supportive community.

Don't underestimate the value of living and working in the area. With Montana's larger communities seeing a constant rise in the cost of living—especially housing—set your sights on a smaller town flying under the radar, like Colstrip. You'll have access to all the incredible stuff Montana has to offer, without the struggle of inflated costs of living.

Colstrip has one of the highest per capita incomes in Montana with a median household income nearly twice the state average. Median property values are around \$137,500, much lower than Montana's median property value of \$249,200, and the median gross rent in Colstrip is only 13% of the cost of rent in the U.S. as a whole. Plus, the average one-way commute in Colstrip is only 12.8 minutes.

With this new normal we all find ourselves in, and with so many unknowns, Colstrip offers the space to live, grow and raise a family at a slower pace with plenty of room to feel safe and spread out.

"Colstrip is one of those special places that is friendly, safe and a great place to raise a family," said Becky Miller, longtime Colstrip resident and champion for the community. "Castle Rock Lake is a real gem and beautiful in all seasons. We love to walk our dogs on the path around the lake."



THE AVERAGE ONE-WAY
COMMUTE IN COLSTRIP IS

12.8
MINUTES

THE MEDIAN GROSS
RENT IN COLSTRIP IS

13%

OF THE COST OF RENT
IN THE U.S.

\$137,500

MEDIAN PROPERTY
VALUES IN COLSTRIP

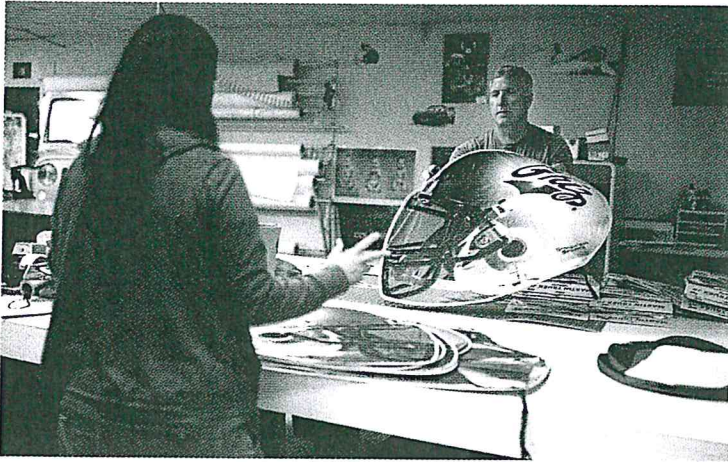
PLANNING FOR TOMORROW TODAY

When you bring your business to Colstrip, you've got the Southeastern Montana Development Corporation (SEMDC) in your back pocket. SEMDC is committed to promoting economic development in Colstrip and surrounding counties.

The SEMDC serves Rosebud, Treasure, Custer and Powder River counties with a goal of attracting and supporting businesses with trainings, classes, grants, facilitation and loan assistance.

"In 20 years, SEMDC has never been busier," said Atchison. "From coal impacts to COVID challenges to diversification opportunities, SEMDC is actively working on 65-70 projects in our four-county service region."





OPPORTUNITY KNOCKS

In Colstrip, the door is open, the welcome mat is wide, and the secret's out. There's a new lumber yard, veterinarian's office and coffee shop in town, and SEMDC is in talks with other businesses looking to move in. There's big opportunity and room to grow for restaurants, shops, campgrounds, auto mechanics, medical services, salons and other essential services residents normally make the trek to Billings for. Food trucks have made their mark on the town, and more local eateries, cafes and bars would be readily embraced by the community.

Small businesses in Colstrip aren't just backed by the SEMDC, they're backed by incredible local pride. Residents here shop small and support their neighbors. They know the importance of bolstering their community not just for the sake of the local economy, but for the sake of the community spirit that makes a place extraordinary.

"People do well here in Colstrip because there are a lot of good paying jobs in this town," said Andy Kohn, co-owner of Castle Rock Bed & Breakfast, a cozy lodging facility located near Castle Rock Lake. "That opens up plenty of opportunity for smaller businesses like ours to flourish."



Above Photo: FM Creations Print & Design, Colstrip, Alex Hanich. Above Right Photo: Castle Rock Lake, Jim Williams. Bottom Photo: Castle Rock B&B, Colstrip, Alex Hanich.

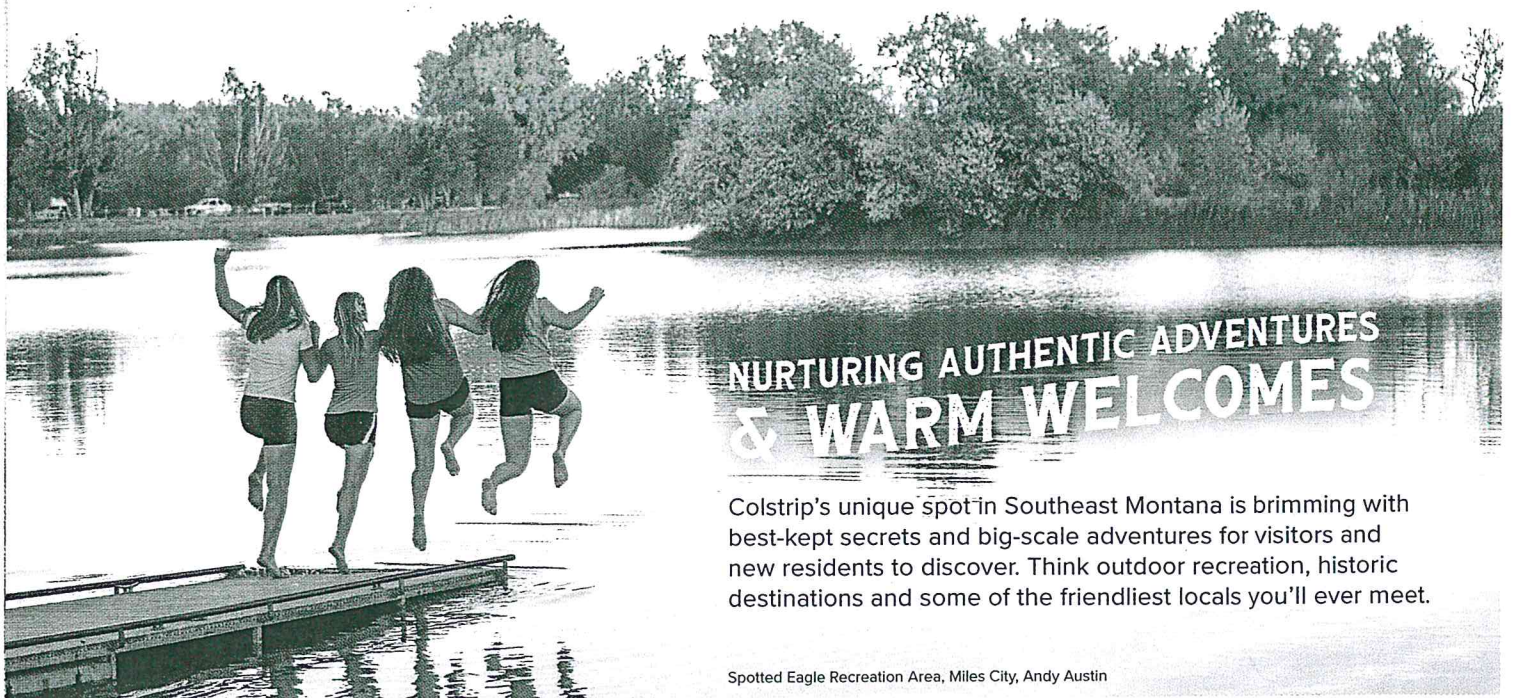


INVESTING IN THE MONTANA WE LOVE

Montana pride runs deep in Colstrip, and it shows. The region is fiercely committed to powering a strong community and fostering a deep appreciation for the land, water and air that make life in Montana so rich.

In addition to endless parks, miles of trails, Castle Rock Lake recreation and free community amenities, Colstrip is committed to land reclamation efforts, working hard to ensure mined land is returned to a natural state and landowners have the opportunity to get back the land that was leased from them. Reclaimed land can be used for farming, grazing, and recreation.

"I get the opportunity to ensure what the land was beforehand is either improved upon or at least maintained to what it was before we mined it," said Gerrick Goodheart, engineering supervisor at the Rosebud Mine. "Every last bit of ground that we disturb we try to place on reclaimed land. Being someone who loves the outdoors, I really like to see the land brought back to something that is useful for everybody—like farming or grazing."



NURTURING AUTHENTIC ADVENTURES & WARM WELCOMES

Colstrip's unique spot in Southeast Montana is brimming with best-kept secrets and big-scale adventures for visitors and new residents to discover. Think outdoor recreation, historic destinations and some of the friendliest locals you'll ever meet.

Spotted Eagle Recreation Area, Miles City, Andy Austin

CASTLE ROCK LAKE

On the edge of Colstrip, the picturesque Castle Rock Lake is a haven for anglers, swimmers, boaters and birders. The lake is laden with bass, bluegill, walleye and catfish, and surrounded by hiking and biking paths that also offer excellent birding opportunities among high-grass prairies and rolling hills. The picturesque and peaceful setting of the lake offers respite and recreation for residents and visitors from all over Southeast Montana.

PARKS + REC

Colstrip has 32 parks—one for every 100 residents—and an extensive trail system, plus free exercise classes for residents through the Colstrip Parks & Recreation District. The community values healthy living, fresh air and the great outdoors, so it's no surprise when folks pass their neighbor on a nearby bike path or hiking trail. In fact, for their 50th anniversary, *Sports Illustrated* named Colstrip the top sports town in Montana.

"Our local rec center offers so much to our community," said Miller. "Our local art center has great rotating art exhibits along with historical photos of Colstrip. We just have a great quality of life here."

A 2017 article by Amanda Garant for the *Prairie Populist* paints a picturesque image of this family-friendly community: "...dozens of kids play at the recreation center pool under the watchful gaze of teenage lifeguards. The youngsters giggle and shriek as they glide down the large water slide or jump into the deep end from the top of the climbing wall. At the adjacent splash park, parents watch their little ones pitter-patter across the soft floor, merrily cooling off in the midday sun."

HUNTING + FISHING

In addition to anglers coming from far and wide to fish Castle Rock Lake, Colstrip is a mere 30 minutes from U.S. Forest Service land and even closer to public and private land access for hunting and recreation.

GOLF

Colstrip's Ponderosa Butte Golf Course is considered one of Montana's top 9-hole courses. This challenging, links-style course was first constructed by coal miners in the 1970s, and offers a scenic setting and community gathering place.

ARTS + CULTURE

Colstrip's Schoolhouse History & Art Center (SHAC) brings impressive cultural events, rotating exhibits of contemporary artists, and arts education programming to the community and also helps tell the "Story of Colstrip," preserving the town's rich heritage for generations to come through historical photographs.

MAKE YOUR MOVE.

Visit [Facebook.com/SEMDCColstrip](https://www.facebook.com/SEMDCColstrip) to learn more about Colstrip and talk with the Southeastern Montana Development agency about bringing your business or livelihood to this vibrant community.

**MONTANA
MADE POSSIBLE**



Regional and Local Economic Development Organizations

Equipped to deliver assistance quickly, effectively, and with transparency

1. Certified Regional Development Corporations/Economic Development Districts

- **Designated** annually by the State Department of Commerce and/or the US Economic Development Administration
- Most, if not all, operate **revolving loan funds** in cooperation with private lenders
- All have strong **city and county representation** on their boards and tribal representation where applicable. In addition, the **private sector**, education, and other representation is common among these organizations
- Are **well established/stable organizations** with local representation and local financial support – the newest of them are at least 15 years old, some are more than 50 years old
- There are currently 11 of these in Montana covering a nearly **every county** in the state
- Of those counties not covered, they can be served by cities that have **local development corporations** or through the Montana Department of Commerce

2. Local Development Corporations

- Many of the **larger cities** and counties maintain a **local development corporation**. There would be an option to fund the larger cities/counties through these entities and, where there is also a CRDC, have them serve the rural counties and cities
- These entities also have substantial board representation made up of **local city and county officials** and **private sector representatives**
- Many of these entities manage **revolving loan funds** and delivery other programs

Potential Use of State Stimulus Funds

Principles should provide the following guidance:

- Prioritize **leverage** of other local, state, federal and **private resources** “without which” these investments would not occur
- Provide **flexibility** to match other programs – local matching funds are the first casualty when responding to crises
- Address short term **“critical” needs** with an eye toward long term challenges – in other words make investments that will improve conditions beyond the immediate crisis as much as possible
- Prioritize **“saving” small businesses** that are on the verge of “going under” through no fault of their own
- Support **delivery mechanisms** to deliver assistance – Existing expertise in local agencies while allowing for short-term contractual assistance – loan officer expertise, etc.
- Prioritize projects/investment that will **stimulate local economies** (i.e. increase sales, allow businesses to bring employees back, etc.)
- To the maximum extent, project funds should **not replace or duplicate other stimulus funds** – unless this cannot be avoided to achieve a high priority project or investment
- Whenever possible, get funds into **local entities** – ones with knowledge of local conditions and priorities, and ones that have a **proven “track record”** and ability to deliver assistance

1. Matching funds for local, mostly city or county, projects to speed up needed projects in the pipeline and those that are of the highest priority in addressing economic recovery

- Projects that may be covered in the approved by inclusion in an **approved local plan** – i.e. CEDS, Growth Plan, or similar document
- **Emergency Equipment** – i.e. ambulances, health monitoring services, not otherwise provided by other programs.

2. **Emergency “bridge loans”** for small businesses until such time as other long term financing can be secured through longer term loans. The emergency bridge loans could defer principal payments for a period of one year until pending SSBCI or EDA RLF program funds come available.

Why support lending? Private lenders are restricted by federal lending regulations – revolving loan funds have the expressed purpose of sharing risks and reducing exposure for private lenders, thus also incentivizing private lending, particularly in rural communities.

3. Provide funds for revolving **loans to businesses and industries** that for one reason or another do not fit existing federal loan programs (SBA, USDA Rural Development, EDA, and US Department of Treasury (SSBCI))

4. **Continue temporary staffing beyond March 30, 2022** when regional economic development funding expires. These positions provide valuable staff resources to help with expanded “emergency” assistance to cities, counties, and private companies

5. Allow **contractual expertise** – short term contracts for business lending, accounting, etc.

6. Consider **waiving state bidding requirements** on an emergency basis to allow fast response, allowing entities to negotiate services thus reducing “lead time” (often three months)

7. **Consider regional allocations** (target amounts of money) to be drawn as needed from the state funding. In the event these are not used, the allocation would be reduced and/or returned to the state. In the event regional/local allocations are drawn down in entirety, the state would have the option of increasing the allocation.

**Southeastern Montana Development
2002-2020
Economic Impact Scoreboard
June 2020
Custer ~ Rosebud ~ Powder River ~ Treasure
Counties**

SEMDC Service Region Economic Activity	Current Fiscal Year	2002 - 2020 18.5 Years Cumulative
Jobs Created and Retained	38	525
New Businesses and Expansions	28 / 9	172
Workshops/Attendees	20 / 171	165 / 1,834
Grant Awards (2010 to Present)	\$12,101,070	\$33,631,449
Loans Distributed (2010 to Present)	\$406,000	\$2,750,928
Investment Project Funding	\$898,000	\$25,012,122
Total Economic Impact	\$13,405,070	\$61,394,499

Industries:

Retail and Services	Health Care
Entertainment	Accommodation and Food Services
Telecommunications / IT	Construction
Logging / Wood Products	Childcare
Workforce Development	Value-Added AG and Energy

A) <u>Total Economic Impact (2002-2020):</u>	\$61,394,499
B) <u>Average Total Economic Impact / Year:</u> ((\$61,394,499 / 18.5 Years)	\$3,318,622
C) <u>Average Annual Contributions (2002-2020):</u> (Includes all Parties - County, City, Private, etc)	\$28,126
D) <u>Average Dollar Impact / Year:</u> ((\$3,318,622 / \$28,126)	\$118
E) <u>\$1 Invested with SEMDC was Leveraged:</u>	118 Times
(Average Annual Leverage since 2002)	