

BSED's Brownfield Program

About

BSED has received a \$500,000 EPA Brownfield Assessment Grant to complete environmental assessments and cleanup planning on properties with suspected contamination. This grant allows BSED to assist landowners facing environmental issues that are preventing redevelopment or sale of their properties. BSED is prioritizing properties located in the Downtown Core and East Billings Urban Renewal District (EBURD).

Benefits

Participation in the program is 100% voluntary and assessments are completed by a contractor hired by BSED at no cost to the property owner. The information generated can be used to:

- Determine whether or not environmental contamination exists
- Meet regulatory agency requirements
- Satisfy purchaser or lender concerns
- Create cleanup or reuse plans
- Satisfy requirements to utilize additional state or federal Brownfield funds for further assessment or cleanup activities

Site Eligibility

A site may be eligible for Brownfield funding through BSED's Assessment grant if it meets the following requirements:

- Is it real property?
- Is it abandoned and/or underutilized?
- Are there real or perceived concerns for environmental contamination?
- Is there potential for reuse or redevelopment?



Contact Information

For more information or to request assistance, please contact:

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Brownfield Assessment Program

Is the development or sale of your property impeded by concerns about potential environmental liabilities?

Big Sky Economic Development
is here to help!

What is a Brownfield Site?

Definition

A Brownfield is a property where expansion, redevelopment, or reuse may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

Types of Sites

Sites can include multi-family residential, commercial, or industrial parcels.

- Dry cleaners
- Automotive repair shops
- Gas Stations
- Industrial manufacturers
- Illegal dump sites
- Railroad facilities
- Warehouses
- Landfills
- Properties with meth use
- Any pre-1980 structures (asbestos and LBP)

Common Contaminants

- Asbestos
- Lead-based paint (LBP)
- Industrial chemicals
- Petroleum
- PCBs
- Methamphetamine
- Mercury

How the Brownfield Assessment Program Works

Environmental Evaluation

BSED helps remove environmental barriers for landowners wanting to redevelop or sell Brownfield sites at no cost. Local groups or private investors reluctant to invest in a property out of fear of contamination can utilize assessment funds to determine the nature and extent of the environmental problem.

BSED assists eligible property owners affected by environmental contamination by:

- Completing Phase I and II Environmental Site Assessments (ESAs)
- Estimating site contamination risks, if any
- Developing conceptual cleanup plans and costs estimates, if necessary

What Goes Into an Environmental Assessment?

Phase I Environmental Site Assessment

- Evaluation of current and historic property use and conditions
- Historic record review of maps, aerial imagery, and city directories
- Environmental database records review
- Site visit
- Landowner/property representative interviews
- Preparation of a final report



Phase II Environmental Site Assessment

- Determine the nature and extent of environmental contamination
- Soil and groundwater sampling
- Asbestos and lead-based paint survey
- Hazardous material inventory
- Preparation of a final report
- Recommendation for cleanup
- Cleanup cost estimate

