

BSED's Brownfield Program

Site Eligibility

About

BSED received a \$1 million EPA Brownfield Revolving Loan Fund Grant to provide loans and subgrants to landowners for cleanup planning, cleanup, and reuse planning on contaminated sites within Yellowstone County.

A site may be eligible for BSED's Brownfields RLF program if it meets the following requirements:

- Real property
- Abandoned, vacant, underutilized, or needs renovation
- Potential for expansion, reuse, or redevelopment
- Located within Yellowstone County
- A Phase II Environmental Site Assessment has been completed and environmental contamination is documented



Benefits

- Participation in the program is 100% voluntary.
- BSED provides a Qualified Environmental Professional to oversee the project, solicit bids, develop project specifications, fulfill EPA and DEQ requirements, confirm successful cleanup, and document cleanup actions in a comprehensive report.
- Loans are available with no-interest or low-interest terms
- Subgrants are available at no cost to non-profits and local governments

Contact Information

Community Development
Big Sky Economic
Development 201 North
Broadway
Billings, MT 59101

Dianne Lehm
Director
406.869.8409
dianne@bigskyeda.org

Darian Armer
406.869.8407
darian@bigskyeda.org



Brownfield Revolving Loan Fund (RLF) Program

*Developing a vibrant, resilient
Yellowstone County through
environmental cleanup and site reuse*

What is a Brownfield?

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 including:

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

Common Contaminants

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



How the Brownfield RLF Program Works

BSED's Brownfield RLF Program provides landowners and developers with technical assistance and low-cost, flexible financing options for cleanup of contaminated sites, including:

- No-cost subgrants available for non-profits and municipalities
- Low interest rates: 0% - 3%
- Flexible maturities up to 10 years
- Design assistance to envision site reuse options, including site renderings and 3-D models
- Environmental Professional assistance to oversee cleanup and ensure compliance with state and federal requirements
- Advocacy on behalf of the landowner with regulatory agencies such as EPA and DEQ

Eligible Uses of RLF Funds

The BSED Brownfield RLF Program can assist landowners with the following tasks:

- Cleanup and reuse planning
- Excavation or removal of contaminated soils
- Abatement of asbestos, lead-based paint, and methamphetamine
- Removal of underground storage tanks, piping, drums, barrels, or other containers with hazardous substances, pollutants, or contaminants
- Technical assistance and costs for public participation, worker health and safety, and interagency coordination
- Fences, warning signs, or other security or site control precautions

