



BIG SKY
ECONOMIC
DEVELOPMENT

BROWNFIELDS ASSESSMENT

Could an Environmental Concern Be Holding Your Property Back?

Vacant, older, or underused properties can be difficult to sell, finance, or redevelop when environmental questions are unresolved. BSED may be able to help!



Mitchell Court
BEFORE



Mitchell Court
AFTER



An assessment can help turn uncertainty into action

WHAT CAN BSED HELP WITH?

PHASE I ENVIRONMENTAL SITE ASSESSMENT

- Review current & historic property uses
- Research environmental records
- Conduct site visit
- Identify potential environmental concerns

PHASE II ENVIRONMENTAL SITE ASSESSMENT

- Soil & groundwater testing when appropriate
- Asbestos & lead-based paint testing
- Hazardous-materials evaluation
- Determine the nature & extent of contamination

PLANNING FOR WHAT COMES NEXT

Preliminary Cleanup
Cost Estimates

Cleanup
Recommendations

Reuse &
Redevelopment Planning



START WITH A CONVERSATION

BIG SKY ECONOMIC DEVELOPMENT | COMMUNITY DEVELOPMENT
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BROWNFIELDS ASSESSMENT

Your Property Could be a Candidate If...

- *It is vacant or underused*
- *An older building needing to be renovated or demolished*
- *A lender, buyer, or investor has raised environmental concerns*
- *A previous commercial or industrial use creates uncertainty*
- *Environmental concerns are preventing a sale or redevelopment*
- *You want to better understand site conditions before investing*

COMMON EXAMPLES

Gas Stations • Automotive Properties • Dry Cleaners •
Warehouses • Industrial Facilities • Railroad-Related
Properties • Older Structures Where Asbestos or Lead Paint
May Be Present



TALKING WITH BSED DOES NOT MEAN YOUR PROPERTY IS CONTAMINATED

Brownfields assistance is designed to help property owners understand environmental uncertainty & determine whether a concern is present

➤ **START WITH A CONVERSATION**

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